

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

69 Bowen Street, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,750,000

&

\$3,000,000

Median sale price

Median price \$2,170,000

Property Type House

Suburb Camberwell

Period - From 01/10/2019

to 30/09/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

| | Address of comparable property | Price | Date of sale |
|---|---------------------------------|-------------|--------------|
| 1 | 16 Currajong Av CAMBERWELL 3124 | \$2,890,000 | 27/04/2020 |
| 2 | 17 Athelstan Rd CAMBERWELL 3124 | \$2,652,000 | 24/06/2020 |
| 3 | | | |

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/10/2020 15:49

**Rooms:** 7**Property Type:** House (Previously Occupied - Detached)**Land Size:** 892 sqm approx**Agent Comments**

Great location, walk to shops, cafes, schools and parks with bus stops on the street.
Flat and square land in a leafy street ideal for new home site.

Indicative Selling Price

\$2,750,000 - \$3,000,000

Median House Price

Year ending September 2020: \$2,170,000

Comparable Properties

16 Currajong Av CAMBERWELL 3124 (VG)**Agent Comments****Price:** \$2,890,000**Method:** Sale**Date:** 27/04/2020**Property Type:** House (Res)**Land Size:** 836 sqm approx**17 Athelstan Rd CAMBERWELL 3124 (REI/VG)****Agent Comments****Price:** \$2,652,000**Method:** Private Sale**Date:** 24/06/2020**Property Type:** House (Res)**Land Size:** 826 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.