## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 69 Bowen Street, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$2,750,000		&		\$3,000,000			
Median sale p	rice							
Median price	\$2,170,000	Pro	operty Type	Hou	se		Suburb	Camberwell
Period - From	01/10/2019	to	30/09/2020	)	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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







Agent Comments

Rooms: 7 Property Type: House (Previously Occupied - Detached) Land Size: 892 sqm approx Indicative Selling Price \$2,750,000 - \$3,000,000 Median House Price Year ending September 2020: \$2,170,000

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.

# **Comparable Properties**





Price: \$2,890,000 Method: Sale Date: 27/04/2020 Property Type: House (Res) Land Size: 836 sqm approx Agent Comments

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.

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.