

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

8 Georgina Parade, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,940,000

Property Type House

Suburb Camberwell

Period - From 23/10/2018

to 22/10/2019

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	22 Hartwell Hill Rd CAMBERWELL 3124	\$1,645,500	09/05/2019
2	57 Cooalongatta Rd CAMBERWELL 3124	\$1,615,000	17/05/2019
3	2 Kirkwood Dr CAMBERWELL 3124	\$1,460,000	04/05/2019

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:

23/10/2019 21:56



 4  2  0

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



22 Hartwell Hill Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 5  2  1

Price: \$1,645,500

Method: Private Sale

Date: 09/05/2019

Property Type: House

Land Size: 697 sqm approx



57 Cooloongatta Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,615,000

Method: Private Sale

Date: 17/05/2019

Rooms: 7

Property Type: House

Land Size: 617 sqm approx



2 Kirkwood Dr CAMBERWELL 3124 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,460,000

Method: Auction Sale

Date: 04/05/2019

Property Type: House (Res)

Land Size: 557 sqm approx