

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

159 Through Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,000,000 Property Type House Suburb Camberwell

Period - From 16/09/2018 to 15/09/2019 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 Stornoway Rd CAMBERWELL 3124	\$2,260,000	01/06/2019
2	28 Doonkuna Av CAMBERWELL 3124	\$2,050,000	21/05/2019
3	207 Highfield Rd CAMBERWELL 3124	\$2,000,000	19/03/2019

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:

16/09/2019 09:42



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Property Type:
Land Size: 923 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
16/09/2018 - 15/09/2019: \$2,000,000

Comparable Properties



22 Stornoway Rd CAMBERWELL 3124 (REI) **Agent Comments**

4 2 -

Price: \$2,260,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 893 sqm approx



28 Doonkuna Av CAMBERWELL 3124 (REI/VG) **Agent Comments**

4 3 2

Price: \$2,050,000
Method: Private Sale
Date: 21/05/2019
Rooms: 9
Property Type: House
Land Size: 910 sqm approx



207 Highfield Rd CAMBERWELL 3124 (REI) **Agent Comments**

4 2 2

Price: \$2,000,000
Method: Private Sale
Date: 19/03/2019
Rooms: 8
Property Type: House
Land Size: 983 sqm approx