

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

14 Holyrood Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$2,260,000

House

X

Unit

Suburb Camberwell

Period - From 01/07/2017

to

30/06/2018

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	5 Boronia St CANTERBURY 3126	\$1,620,000	10/05/2018
2	547 Camberwell Rd CAMBERWELL 3124	\$1,736,000	28/07/2018
3	15 Wiringa Av CAMBERWELL 3124	\$1,750,000	19/05/2018

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.



3 1 3

Rooms:
Property Type: House
Land Size: 739 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending June 2018: \$2,260,000

Comparable Properties



5 Boronia St CANTERBURY 3126 (VG)

Agent Comments

3 - -

Price: \$1,620,000
Method: Sale
Date: 10/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



547 Camberwell Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

Price: \$1,736,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 715 sqm approx



15 Wirringa Av CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 4

Price: \$1,750,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 743 sqm approx