

### 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

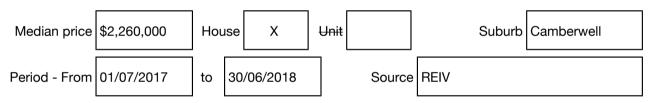
6 14 Holyrood Street, Camberwell Vic 3124

#### 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



#### 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.

#### Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

propertydata

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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.

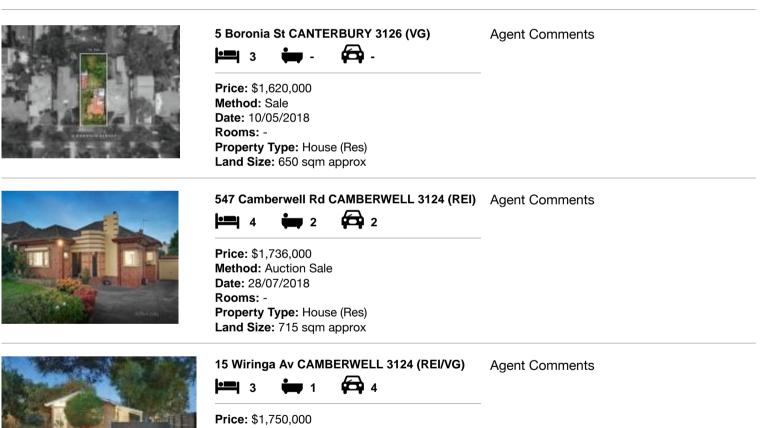






Rooms: Property Type: House Land Size: 739 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,750,000 Median House Price Year ending June 2018: \$2,260,000

## **Comparable Properties**



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

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