

James Moss 9838 1388 0418 333 676 james@lindellas.com

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for	sale
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Including subu	ddress irb and stcode	arram	ar Avenue, Cam	berwell	Vic 3124			
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$750,000		&	\$825	,000			
Median sale p	rice							
Median price	\$852,500	Hou	use	Unit	Х		Suburb	Camberwell
Period - From	01/10/2016	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	1/796 Riversdale Rd CAMBERWELL 3124	\$800,000	29/04/2017
2	4/3 Wanawong Cr CAMBERWELL 3124	\$760,000	19/05/2017
3	5/26 Cornell St CAMBERWELL 3124	\$755,000	08/07/2017

#### 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** - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399





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**Indicative Selling Price** \$750,000 - \$825,000 **Median Unit Price** 

Year ending September 2017: \$852,500









Rooms:

Property Type: Flat Land Size: 109.058 sqm approx

**Agent Comments** 

## Comparable Properties



1/796 Riversdale Rd CAMBERWELL 3124 (REI/VG)







Price: \$800,000 Method: Auction Sale Date: 29/04/2017 Rooms: 6

Property Type: Villa

Agent Comments



4/3 Wanawong Cr CAMBERWELL 3124

(REI/VG)







Price: \$760,000

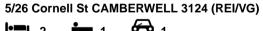
Method: Sold Before Auction

Date: 19/05/2017

Rooms: 3

Property Type: Unit

**Agent Comments** 









Price: \$755,000 Method: Auction Sale Date: 08/07/2017 Rooms: 4

Property Type: Unit

**Agent Comments** 



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