

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 | 3/11 Carramar Avenue, Camberwell 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 price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|------------|
| Median price | \$852,500 | House | | Unit | X | 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.

| | Address 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.~~

James Moss

9838 1388

0418 333 676

james@lindellas.com

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)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 6

Property Type: Villa



4/3 Wanawong Cr CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$760,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: 3

Property Type: Unit



5/26 Cornell St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 4

Property Type: Unit