

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

2/37 Thomas Street, Camberwell Vic 3124

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$858,000

Property Type

Unit

Suburb

Camberwell

Period - From

01/07/2019

to

30/06/2020

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	2/18 Glencairn Av CAMBERWELL 3124	\$685,000	27/04/2020
2	4/15 Maverston St GLEN IRIS 3146	\$669,999	06/05/2020
3	1/8-10 Summerhill Rd GLEN IRIS 3146	\$651,500	22/04/2020

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:

01/10/2020 13:40



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

Year ending June 2020: \$858,000

Comparable Properties



2/18 Glencairn Av CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  1

Price: \$685,000

Method: Private Sale

Date: 27/04/2020

Property Type: Unit



4/15 Maverston St GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$669,999

Method: Private Sale

Date: 06/05/2020

Rooms: 3

Property Type: Unit



1/8-10 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$651,500

Method: Private Sale

Date: 22/04/2020

Property Type: Apartment