

RT Edgar

STATEMENT OF INFORMATION

9 April 2019

Property offered for sale

1/21 Kalang Road, Camberwell VIC 3124

Indicative selling price

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

Single Price \$1,250,000

Median sale price

Median price \$948,500 House Unit X Suburb Camberwell

Period - From 01/01/2018 to 31/12/2018 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Annabelle Feng consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2/43 Somerset Rd GLEN IRIS 3146	\$1,411,000	22/10/2018
2 3/153 Wattle Valley Rd CAMBERWELL 3124	\$1,370,000	08/12/2018
3 2/22 Kalang Rd CAMBERWELL 3124	\$1,350,000	13/02/2019