

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 3-490 Camberwell Road, Camberwell Vic 3124

Indicative selling price

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

Single price \$649,000

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 (*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	3/59 Glen Iris Rd GLEN IRIS 3146	\$690,000	17/11/2018
2	4/228 Highfield Rd CAMBERWELL 3124	\$680,000	02/03/2019
3	8/28 Stodart St CAMBERWELL 3124	\$670,000	27/10/2018

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.



Rooms:

Property Type: Apartment

Agent Comments

ONE OF ONLY THREE, THIS SMARTLY PRESENTED VILLA UNIT HAS ALL THE ANSWERS FOR 1ST HOME BUYERS OR INVESTORS IN A LOCATION OF CONSUMMATE CONVENIENCE - TRAMS TO CAMBERWELL JUNCTION ARE INSTANTLY AVAILABLE & HARTWELL STATION IS WITHIN EASY REACH. COMPRISING A KITCHEN/DINING AREA WITH SEPARATE LAUNDRY, TWO DOUBLE BEDROOMS WITH BUILT-IN-ROBES, A CENTRAL BATHROOM WITH SHOWER & BATH. LOCK UP STORAGE AREA, GAS HEATER & SPLIT SYSTEM UNIT HAVE A FURTHER POSITIVE IMPACT ON THIS CAPTIVATING SINGLE LEVEL PROPERTY.

Comparable Properties



3/59 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



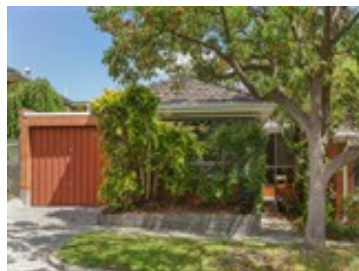
Price: \$690,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Unit



4/228 Highfield Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Unit



8/28 Stodart St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 27/10/2018

Rooms: 3

Property Type: Unit