

Nicholas McLean 03 9809 2000 0410 320 700 nicholas.mclean@noeljones.com.au

#### 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              | 3-490 Camberwell Road, Camberwell Vic 3124 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### 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  | Hou | se         | Unit | Х      | Subur | 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.

| Ad | dress 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.

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\$649,000

Year ending December 2018: \$948,500

nicholas.mclean@noeljones.com.au **Indicative Selling Price Median Unit Price** 





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 & SPILT 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)

**6 -**2

Price: \$690.000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: Unit

**Agent Comments** 

**Agent Comments** 



4/228 Highfield Rd CAMBERWELL 3124 (REI)

**-**2

Property Type: Unit

Price: \$680,000 Method: Auction Sale Date: 02/03/2019 Rooms: -



Price: \$670,000 Method: Auction Sale Date: 27/10/2018 Rooms: 3

Property Type: Unit







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**Agent Comments** 

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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