

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

2/33 High Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$855,000

Property Type Unit

Suburb Camberwell

Period - From 01/10/2019

to 31/12/2019

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	6/283-285 Tooronga Rd GLEN IRIS 3146	\$1,300,000	28/02/2020
2	4/11-13 Robinson Rd HAWTHORN 3122	\$1,265,000	14/12/2019
3	712 Riversdale Rd CAMBERWELL 3124	\$1,170,000	25/03/2020

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:

20/04/2020 08:42



 3  2  2

Rooms: Sep WC

Property Type: Townhouse/ Villa

Agent Comments

Double Remote Garage, Not attached to other dwellings, Low Owners' Corp Fee

Comparable Properties

6/283-285 Tooronga Rd GLEN IRIS 3146
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Sold Before Auction

Date: 28/02/2020

Property Type: Townhouse (Res)



4/11-13 Robinson Rd HAWTHORN 3122
(REI/VG)

Agent Comments

 3  1  2

Price: \$1,265,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Townhouse (Res)



712 Riversdale Rd CAMBERWELL 3124 (REI)

Agent Comments

 3  1  1

Price: \$1,170,000

Method: Private Sale

Date: 25/03/2020

Property Type: Unit