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

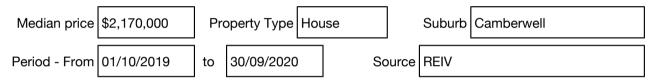
33 Sunnyside Avenue, Camberwell Vic 3124

Indicative selling price

			/
For the meaning of this	nrice see	consumer vic dov al	1/Underguoting
of the meaning of this	p1100 300	oonsumer.vio.gov.ut	and guoting

Single price \$4,500,000

Median sale price



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	73 Kooyongkoot Rd HAWTHORN 3122	\$4,740,000	12/08/2020
2	24 Tourello Av HAWTHORN EAST 3123	\$4,525,000	28/06/2020
3	2a Bethune St HAWTHORN EAST 3123	\$4,500,000	25/06/2020

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.

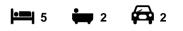
This Statement of Information was prepared on:

20/11/2020 08:08





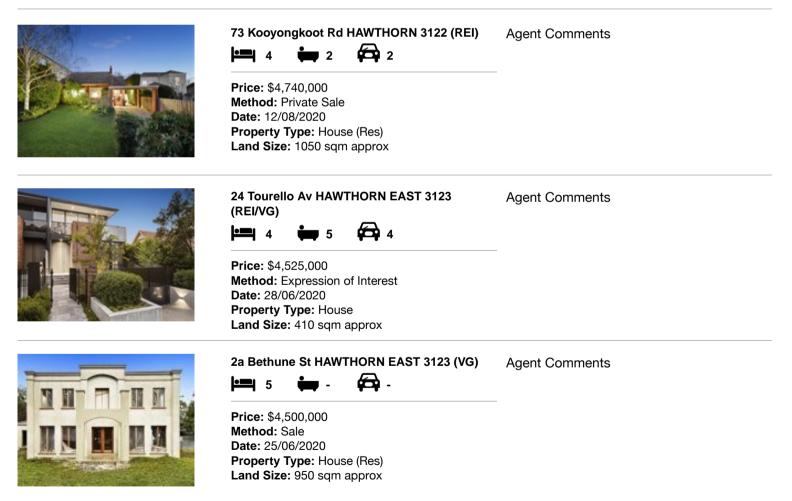




Rooms: 10 Property Type: House Land Size: 830 sqm approx Agent Comments Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$4,500,000 Median House Price Year ending September 2020: \$2,170,000

Comparable Properties



Account - Belle Property Glen Iris | P: 03 98181888

