

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

17 George Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,170,000

Property Type House

Suburb Camberwell

Period - From 01/10/2019

to 30/09/2020

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	37 Lynden St CAMBERWELL 3124	\$1,990,000	13/06/2020
2	28 Aisbett Av CAMBERWELL 3124	\$1,950,000	04/06/2020
3	18 Liston St GLEN IRIS 3146	\$1,900,000	13/06/2020

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:

23/10/2020 12:37



3 2 0

Property Type: House (Res)
Land Size: 670.033 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,090,000
Median House Price
 Year ending September 2020: \$2,170,000

Comparable Properties



37 Lynden St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$1,990,000
Method: Auction Sale
Date: 13/06/2020
Property Type: House
Land Size: 696 sqm approx

28 Aisbett Av CAMBERWELL 3124 (VG)

Agent Comments

3 - -

Price: \$1,950,000
Method: Sale
Date: 04/06/2020
Property Type: House (Res)
Land Size: 735 sqm approx



18 Liston St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 1

Price: \$1,900,000
Method: Auction Sale
Date: 13/06/2020
Rooms: 5
Property Type: House (Res)
Land Size: 617 sqm approx