# hockingstuart

Tim Mursell 03 9830 7000 0419 800 709 tmursell@hockingstuart.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 Including suburb and postcode

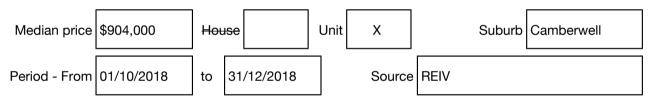
207/347 Camberwell Road, Camberwell Vic 3124

#### Indicative selling price

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

Single price \$409,000

#### 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	202/2a Montrose PI HAWTHORN EAST 3123	\$424,500	30/11/2018
2	107/28 Auburn Gr HAWTHORN EAST 3123	\$410,000	15/10/2018
3	311/20 Camberwell Rd HAWTHORN EAST 3123	\$433,000	22/08/2018

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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propertydata

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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.



#### 207/347 Camberwell Road, Camberwell Vic 3124

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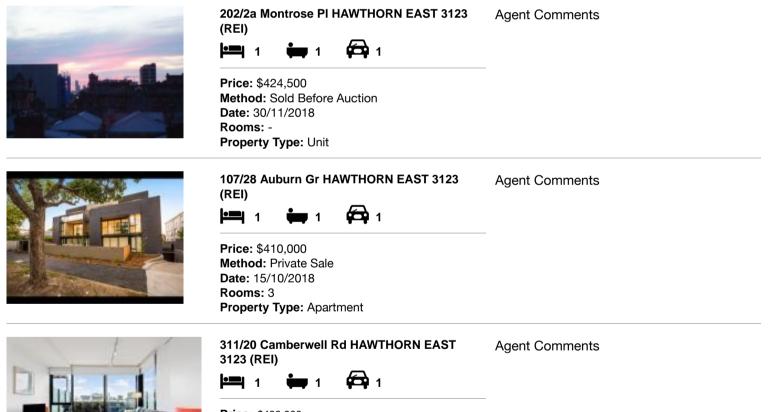




Rooms: Property Type: Apartment Agent Comments Tim Mursell 03 9830 7000 0419 800 709 tmursell@hockingstuart.com.au

Indicative Selling Price \$409,000 Median Unit Price December quarter 2018: \$904,000

### **Comparable Properties**



Price: \$433,000 Method: Private Sale Date: 22/08/2018 Rooms: 3 Property Type: Apartment

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