

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

3/41 Prospect Hill Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$875,000

&

\$925,000

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	3/14 Brinsley Rd CAMBERWELL 3124	\$931,000	14/12/2019
2	4/32 Bringa Av CAMBERWELL 3124	\$887,000	25/03/2020
3	2/14 Brinsley Rd CAMBERWELL 3124	\$860,000	07/03/2020

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:

03/04/2020 11:10



2 1 1

Property Type: Unit

Land Size: 273 sqm approx

Agent Comments

Comparable Properties



3/14 Brinsley Rd CAMBERWELL 3124 (REI/VG) **Agent Comments**

2 1 1

Price: \$931,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Villa



4/32 Bringa Av CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$887,000

Method: Sold Before Auction

Date: 25/03/2020

Property Type: Villa



2/14 Brinsley Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$860,000

Method: Auction Sale

Date: 07/03/2020

Property Type: Unit