### 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

21 Royal Crescent, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,600,000		&		\$1,760,000			
Median sale p	rice*							
Median price	\$1,772,500	Pro	Property Type House		se	e		Camberwell
Period - From	28/03/2019	to	27/03/2020		So	urce	REA	

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	3 Victoria Gr, Hawthorn East, Vic 3123, Australia	\$1,757,000	30/11/2019
2	33b Fletcher St HAWTHORN EAST 3123	\$1,620,000	23/11/2019
3	17 Westley St HAWTHORN EAST 3123	\$1,610,000	23/10/2019

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:

09/04/2020 16:06



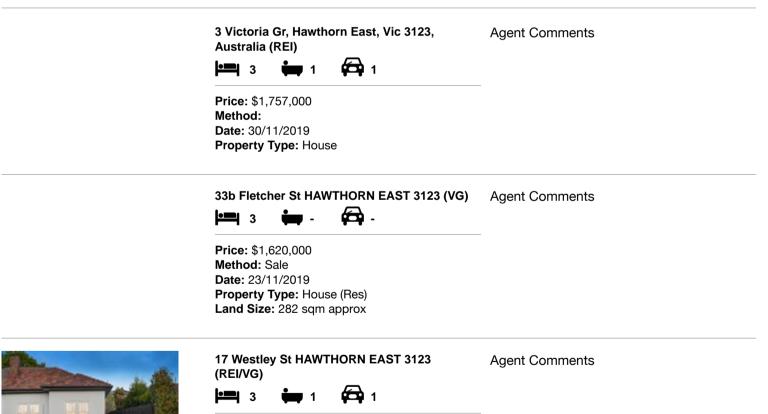
# RT Edgar





Property Type: House (Previously Occupied - Detached) Land Size: 376 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,760,000 Median House Price \* 28/03/2019 - 27/03/2020: \$1,772,500 \* Agent calculated median

## **Comparable Properties**



Price: \$1,610,000 Method: Sold Before Auction Date: 23/10/2019 Property Type: House (Res) Land Size: 297 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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.