

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 consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,760,000

Median sale price*

Median price \$1,772,500

Property Type House

Suburb Camberwell

Period - From 28/03/2019

to

27/03/2020

Source 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.

| | Address 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:

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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

3 Victoria Gr, Hawthorn East, Vic 3123, Australia (REI)

Agent Comments



Price: \$1,757,000
Method:
Date: 30/11/2019
Property Type: House

33b Fletcher St HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$1,620,000
Method: Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 282 sqm approx



17 Westley St HAWTHORN EAST 3123 (REI/VG)

Agent Comments



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