Statement of Information

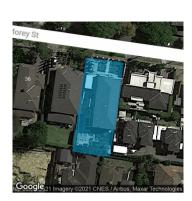
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale													
Address Including suburb and postcode			40 Morey Street, Camberwell Vic 3124										
Indicat	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$3,200,000			0,000		&		\$3,520,000						
Median sale price													
Medi	Median price \$2,120,000		Pro	Property Type Hou		е		Sub	urb	Camberwell			
Period - From 01/10/2020			020	to	31/12/2020 Sour			ource	REI	V			
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										Pr	ice	Date of sale	
1													
2													
3													
OR													
В*											ver than thre e last six mo	e comparable onths.	
This Statement of Information was prepared on:										28/01/2021 11:51			









Property Type: House (Res) Land Size: 728 sqm approx Agent Comments Indicative Selling Price \$3,200,000 - \$3,520,000 Median House Price December quarter 2020: \$2,120,000

Comparable Properties

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.

Account - Barry Plant | P: 03 9842 8888



