

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

1/20 Doonkuna Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$948,500 House Unit X Suburb Camberwell

Period - From 01/01/2018 to 31/12/2018 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	5/5 Chatham Rd CANTERBURY 3126	\$1,550,000	16/02/2019
2	11 Murdoch St CAMBERWELL 3124	\$1,541,000	12/12/2018
3	1/12 Balwyn Rd CANTERBURY 3126	\$1,500,000	02/03/2019

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.~~



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Unit Price
Year ending December 2018: \$948,500

Comparable Properties



5/5 Chatham Rd CANTERBURY 3126 (REI)

Agent Comments



Similar Property

Price: \$1,550,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: Townhouse (Res)



11 Murdoch St CAMBERWELL 3124 (REI/VG)

Agent Comments



Similar Property, however with extra car space

Price: \$1,541,000
Method: Private Sale
Date: 12/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 415 sqm approx



1/12 Balwyn Rd CANTERBURY 3126 (REI)

Agent Comments



One less bedroom Property

Price: \$1,500,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: Villa