

#### 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	8/3 Acheron Avenue, Camberwell Vic 3124
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$500,000	&	\$550,000
		i l	

#### Median sale price

Median price	\$990,750	Hou	se	Unit	Х	Subur	Camberwell
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	7/3 Acheron Av CAMBERWELL 3124	\$567,500	24/03/2018
2	9/38 Mayston St HAWTHORN EAST 3123	\$496,500	15/01/2018
3	2/66 Edgar St.N GLEN IRIS 3146	\$495,000	10/03/2018

#### 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: 3

Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** March quarter 2018: \$990,750

## Comparable Properties



7/3 Acheron Av CAMBERWELL 3124 (REI)

**6** □ 1

**Agent Comments** Very similar property

Price: \$567.500 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: Apartment



9/38 Mayston St HAWTHORN EAST 3123 (VG)

**--** 2



**Agent Comments** 

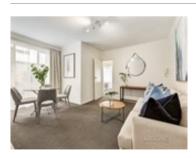
This property has no balcony. There are more

units in the block.

Method: Sale Date: 15/01/2018 Rooms: -

Price: \$496.500

Property Type: Apartment



2/66 Edgar St.N GLEN IRIS 3146 (REI)

Price: \$495,000 Method: Private Sale Date: 10/03/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 

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