

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

8/3 Acheron Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$990,750

House

Unit

X

Suburb

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.

	Address 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.



 2  1  1

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)

 2  1  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.

Price: \$496,500

Method: Sale

Date: 15/01/2018

Rooms: -

Property Type: Apartment



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

 2  1  1

Agent Comments

Price: \$495,000

Method: Private Sale

Date: 10/03/2018

Rooms: -

Property Type: Apartment