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

3 Maple Crescent, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$2,500,000		8		\$2,750,000					
Median sale p	rice									
Median price	\$2,120,000	Pro	operty Type	Hou	se		Suburb	Camberwell		
Period - From	01/10/2020	to	31/12/2020		So	urce	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 sixmonths 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	60 Christowel St CAMBERWELL 3124	\$2,752,800	03/12/2020
2	6 Martin Rd GLEN IRIS 3146	\$2,725,000	23/11/2020
3			

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.

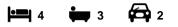
This Statement of Information was prepared on:

22/01/2021 13:26



RT Edgar





Property Type: House **Land Size:** 708 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price December quarter 2020: \$2,120,000

Comparable Properties



60 Christowel St CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,752,800 Method: Sold Before Auction Date: 03/12/2020 Property Type: House Land Size: 715 sqm approx



6 Martin Rd GLEN IRIS 3146 (REI)



Price: \$2,725,000 Method: Private Sale Date: 23/11/2020 Property Type: House (Res) Land Size: 733 sqm approx Agent Comments

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 - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.