

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 between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,120,000

Property Type House

Suburb Camberwell

Period - From 01/10/2020

to 31/12/2020

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	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



 4  3  2

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**

 4  2  2

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)

Agent Comments

 4  2  3

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

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.