

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

5-7 Crescent Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,200,000 & \$3,300,000

Median sale price

Median price \$2,295,000

House X

Suburb Camberwell

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4 Bluff St HAWTHORN EAST 3123	\$3,300,000	08/03/2017
16a Waterloo St CAMBERWELL 3124	\$3,300,000	25/02/2017
7 Catherine St CANTERBURY 3126	\$3,250,000	24/04/2017