

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

7 Barkly Street, Camberwell Vic 3124

Indicative selling price

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

Single price

\$1,960,000

Median sale price

Median price

\$2,435,000

Property Type

House

Suburb

Camberwell

Period - From

01/01/2021

to

31/03/2021

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	18 French St CAMBERWELL 3124	\$1,955,000	03/05/2021
2	57 Fairview Av CAMBERWELL 3124	\$1,905,000	27/03/2021
3	68 Park Rd SURREY HILLS 3127	\$1,966,000	20/03/2021

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:

04/06/2021 11:10

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Indicative Selling Price

\$1,960,000

Median House Price

March quarter 2021: \$2,435,000



Property Type:

Agent Comments

Comparable Properties



18 French St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,955,000

Method: Sold Before Auction

Date: 03/05/2021

Property Type: House (Res)

Land Size: 648 sqm approx



57 Fairview Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,905,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 562 sqm approx

68 Park Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,966,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 768 sqm approx