Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	7 Barkly Street, Camberwell Vic 3124
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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



woodards **w**

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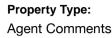
Indicative Selling Price \$1,960,000 **Median House Price**

March quarter 2021: \$2,435,000









Comparable Properties



18 French St CAMBERWELL 3124 (REI)





Price: \$1,955,000

Method: Sold Before Auction

Date: 03/05/2021

Property Type: House (Res) Land Size: 648 sqm approx

Agent Comments



57 Fairview Av CAMBERWELL 3124 (REI/VG)





Price: \$1,905,000 Method: Auction Sale Date: 27/03/2021

Property Type: House (Res) Land Size: 562 sqm approx

Agent Comments

68 Park Rd SURREY HILLS 3127 (REI)

-3





Price: \$1,966,000 Method: Auction Sale

Date: 20/03/2021 Property Type: House (Res) Land Size: 768 sqm approx

Agent Comments

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