

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

6 Royal Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

Median sale price*

Median price \$2,435,000

Property Type House

Suburb Camberwell

Period - From 03/02/2021

to

03/05/2021

Source REIV Medians

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	9 Auburn Rd HAWTHORN 3122	\$3,425,000	19/03/2021
2	24 Harcourt St HAWTHORN EAST 3123	\$3,382,000	16/12/2020
3	31 Hastings Rd HAWTHORN EAST 3123	\$3,027,500	27/02/2021

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:

03/05/2021 16:41