# 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

4 Mayfield Avenue, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,200,000		&	\$2,400,000					
Median sale price									
Median price	\$2,260,000	Hou	se X	Unit		Suburb	Camberwell		
Period - From	01/04/2018	to	30/06/2018	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.

Add	dress of comparable property	Price	Date of sale
1	4 Aird St CAMBERWELL 3124	\$2,450,000	28/04/2018
2	28 Glendale St SURREY HILLS 3127	\$2,391,000	14/07/2018
3	87 Highfield Rd CANTERBURY 3126	\$2,208,000	16/04/2018

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.

Account - Biggin & Scott | P: 03 9429 9177

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### 4 Mayfield Avenue, Camberwell Vic 3124





**Rooms:** 12 Property Type: House Land Size: 711.037 sqm approx Agent Comments

**Indicative Selling Price** \$2,200,000 - \$2,400,000 **Median House Price** June guarter 2018: \$2,260,000

Excellent location with unlimited potential. Occupy, develop(stca) or invest.

## **Comparable Properties**



4 Aird St CAMBERWELL 3124 (REI/VG)



Price: \$2,450,000 Method: Auction Sale Date: 28/04/2018 Rooms: 6 Property Type: House (Res) Land Size: 627 sqm approx

28 Glendale St SURREY HILLS 3127 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$2,391,000 Method: Auction Sale Date: 14/07/2018 Rooms: -Property Type: House (Res) Land Size: 605 sqm approx



87 Highfield Rd CANTERBURY 3126 (REI)



**à** 2

Price: \$2,208,000 Method: Private Sale Date: 16/04/2018 Rooms: -Property Type: House

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