

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

4 Mayfield Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,260,000

House

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)

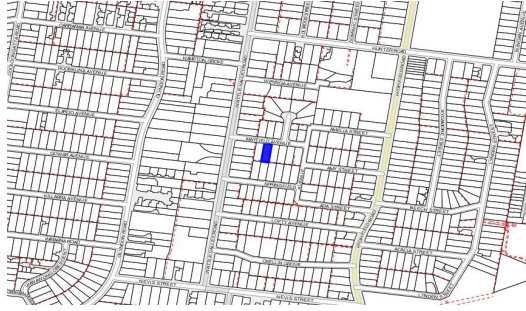
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address 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.

4 Mayfield Avenue, Camberwell Vic 3124



 5  3  3

Rooms: 12

Property Type: House

Land Size: 711.037 sqm approx

Agent Comments

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

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

June quarter 2018: \$2,260,000

Comparable Properties



4 Aird St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  2

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

 4  2  2

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)

Agent Comments

 4  2  2

Price: \$2,208,000

Method: Private Sale

Date: 16/04/2018

Rooms: -

Property Type: House