

# 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

5/1 Bellett Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$822,500

Property Type Unit

Suburb Camberwell

Period - From 01/01/2020

to 31/12/2020

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	7/5 Holly St CAMBERWELL 3124	\$670,000	19/12/2020
2	3/147 Victoria Rd HAWTHORN EAST 3123	\$666,000	31/10/2020
3	2/11 Grandview Gr HAWTHORN EAST 3123	\$610,000	23/12/2020

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:

22/01/2021 12:27



 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending December 2020: \$822,500

## Comparable Properties



**7/5 Holly St CAMBERWELL 3124 (REI)**

Agent Comments

 2  1  1

**Price:** \$670,000

**Method:** Private Sale

**Date:** 19/12/2020

**Property Type:** Unit



**3/147 Victoria Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

 2  1  1

**Price:** \$666,000

**Method:** Auction Sale

**Date:** 31/10/2020

**Property Type:** Apartment



**2/11 Grandview Gr HAWTHORN EAST 3123 (REI)**

Agent Comments

 2  1  1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 23/12/2020

**Property Type:** Apartment