

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
1/2B Trafalgar Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$790,000

Median sale price

Median price \$816,000 House Unit X 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	20/6 Balwyn Rd CANTERBURY 3126	\$770,000	08/09/2018
2	5/576 Riversdale Rd CAMBERWELL 3124	\$770,000	25/08/2018
3	609/480 Riversdale Rd HAWTHORN EAST 3123	\$745,000	29/08/2018

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$790,000
Median Unit Price
 June quarter 2018: \$816,000

Comparable Properties



20/6 Balwyn Rd CANTERBURY 3126 (REI)

[Agent Comments](#)



Price: \$770,000
Method: Auction Sale
Date: 08/09/2018
Rooms: 5
Property Type: Apartment



5/576 Riversdale Rd CAMBERWELL 3124 (REI)

[Agent Comments](#)



Price: \$770,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 4
Property Type: Unit



609/480 Riversdale Rd HAWTHORN EAST 3123 (REI)

[Agent Comments](#)



Price: \$745,000
Method: Private Sale
Date: 29/08/2018
Rooms: 3
Property Type: Apartment