

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	71 Coo loongatta Road, Camberwell Vic 3124
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**Indicative selling price**

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

Range between	\$1,750,000	&	\$1,870,000
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**Median sale price**

Median price	\$2,200,000	House	X	Unit		Suburb	Camberwell
Period - From	01/10/2017	to	30/09/2018	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	18 Nichol sdale Rd CAMBERWELL 3124	\$1,960,000	21/09/2018
2	12 Thames St SURREY HILLS 3127	\$1,890,000	01/12/2018
3	10 Palmerston St CAMBERWELL 3124	\$1,880,000	30/11/2018

**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  2  3

**Rooms:** 11

**Property Type:** House (Res)

**Land Size:** 634.928 sqm approx

**Agent Comments**

Prime position for fabulous family living, spacious bedrooms huge family room with striking vaulted ceilings connecting the parent quarter and the kids quarter. Leafy garden on a quiet part of the street. Meters away from Hartwell train station and cafes/shops nearby. New Coles and Woolworth nearby.

**Indicative Selling Price**

\$1,750,000 - \$1,870,000

**Median House Price**

Year ending September 2018: \$2,200,000

## Comparable Properties



**18 Nicholsdale Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

 4  3  -

**Price:** \$1,960,000

**Method:** Sold Before Auction

**Date:** 21/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 577 sqm approx



**12 Thames St SURREY HILLS 3127 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,890,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** -

**Property Type:** House (Res)



**10 Palmerston St CAMBERWELL 3124 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,880,000

**Method:** Sold Before Auction

**Date:** 30/11/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 624 sqm approx