

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 27 St Johns Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,595,000 & \$1,750,000

Median sale price

Median price \$1,816,545 Property Type House Suburb Camberwell

Period - From 01/07/2020 to 30/09/2020 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	17 King St CAMBERWELL 3124	\$1,960,000	13/06/2020
2	16a Robinson Rd HAWTHORN 3122	\$1,850,000	03/06/2020
3	6 Inverleith St HAWTHORN 3122	\$1,805,000	19/06/2020

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: 21/10/2020 14:35

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Indicative Selling Price

\$1,595,000 - \$1,750,000

Median House Price

September quarter 2020: \$1,816,545



Property Type: House
Land Size: 351 sqm approx
Agent Comments

Comparable Properties



17 King St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,960,000
Method: Auction Sale
Date: 13/06/2020
Property Type: House (Res)
Land Size: 544 sqm approx



16a Robinson Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 03/06/2020
Property Type: House



6 Inverleith St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,805,000
Method: Private Sale
Date: 19/06/2020
Property Type: House
Land Size: 368 sqm approx