

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 2/54 Through Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Camberwell

Period - From 01/04/2020 to 30/06/2020 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	1/119 Wattle Valley Rd CAMBERWELL 3124	\$1,710,000	07/05/2020
2	1/38 Allambee Av CAMBERWELL 3124	\$1,700,000	11/07/2020
3	3/11 Acheron Av CAMBERWELL 3124	\$1,510,000	04/07/2020

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: 11/08/2020 11:51



3 2 2

Property Type: Townhouse (Res)

Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2020: \$2,300,000

rear townhouse - on separate title with no owner's corporation.

Comparable Properties



1/119 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments

4 3 2

Price: \$1,710,000

Method: Private Sale

Date: 07/05/2020

Property Type: Townhouse (Single)

Land Size: 452 sqm approx



1/38 Allambee Av CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Private Sale

Date: 11/07/2020

Property Type: House



3/11 Acheron Av CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,510,000

Method: Auction Sale

Date: 04/07/2020

Rooms: 5

Property Type: Townhouse (Res)