

## 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

33 Derby 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$4,500,000

&

\$4,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,900,000

Property type

House

Suburb

Camberwell

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### 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 6 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

31 Prospect Hill Road Camberwell VIC 3124	\$4,525,000	24-Nov-19
38 Cochran Avenue Camberwell VIC 3124	\$4,566,000	24-Aug-19
2A Erica Street Canterbury VIC 3126	\$4,460,000	19-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 10 February 2020



**31 Prospect Hill Road Camberwell  
VIC 3124**

5 2 2

Sold Price <sup>RS</sup> **\$4,525,000** <sup>UN</sup> Sold Date **24-Nov-19**

Distance **0.68km**



**38 Cochran Avenue Camberwell  
VIC 3124**

5 4 2

Sold Price **\$4,566,000** Sold Date **24-Aug-19**

Distance **1.05km**



**2A Erica Street Canterbury VIC  
3126**

3 5 3

Sold Price **\$4,460,000** Sold Date **19-Oct-19**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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