



**Rooms:** 8

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**23 Acheron Av CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$2,690,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** -

**Property Type:** House (Res)



**6/11 Mowbray St HAWTHORN EAST 3123 (REI)** Agent Comments



**Price:** \$2,602,000

**Method:** Private Sale

**Date:** 20/02/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**47 Pleasant Rd HAWTHORN EAST 3123 (REI)** Agent Comments



**Price:** \$2,532,500

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 349 sqm approx

## 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

23a Acheron Avenue, Camberwell Vic 3124

#### Indicative selling price

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

Single price \$2,595,000

#### Median sale price

Median price \$2,228,500

House

X

Unit

Suburb Camberwell

Period - From 01/04/2017

to 31/03/2018

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	23 Acheron Av CAMBERWELL 3124	\$2,690,000	09/12/2017
2	6/11 Mowbray St HAWTHORN EAST 3123	\$2,602,000	20/02/2018
3	47 Pleasant Rd HAWTHORN EAST 3123	\$2,532,500	03/03/2018

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.