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Indicative Selling Price \$2,595,000 **Median House Price** Year ending March 2018: \$2,228,500





Rooms: 8

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



23 Acheron Av CAMBERWELL 3124 (REI)



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)

Price: \$2,532,500 Method: Auction Sale Date: 03/03/2018

Property Type: House (Res) Land Size: 349 sqm approx

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do $% \left\{ \left(1\right) \right\} =\left\{ \left($ not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

Agent Comments



Statement of Information

0403537105 markpezzin@jelliscraig.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for	sale
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Address	23a Acheron Avenue, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,595,000

Median sale price

Median price	\$2,228,500	Hou	ıse 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

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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.

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Price

Date of sale

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