



4 2 2

Rooms: 9
Property Type: House
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending June 2017: \$2,650,000

Comparable Properties



41 Doonkuna Av CAMBERWELL 3124 (REI) **Agent Comments**

6 5 4

Price: \$3,400,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 696 sqm approx



34 Moorhouse St CAMBERWELL 3124 (REI) **Agent Comments**

4 2 2

Price: \$3,350,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 9
Property Type: House (Res)
Land Size: 607 sqm approx



42 Guildford Rd SURREY HILLS 3127 (REI/VG) **Agent Comments**

4 4 2

Price: \$3,273,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 10
Property Type: House (Res)
Land Size: 730 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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	41 Doonkuna Av CAMBERWELL 3124	\$3,400,000	27/05/2017
2	34 Moorhouse St CAMBERWELL 3124	\$3,350,000	20/05/2017
3	42 Guildford Rd SURREY HILLS 3127	\$3,273,000	25/03/2017

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.~~