



3   2   2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 581 sqm approx  
**Agent Comments**

Mark Pezzin  
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**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
Year ending September 2017: \$2,180,000

## Comparable Properties



236 Highfield Rd CAMBERWELL 3124 (REI)   **Agent Comments**

4   3   2

**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 376 sqm approx



15 Renwick St GLEN IRIS 3146 (REI)   **Agent Comments**

4   3   2

**Price:** \$2,165,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 410 sqm approx



2a Yeovil Rd CAMBERWELL 3124 (REI)   **Agent Comments**

4   3   2

**Price:** \$2,030,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 306 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	1064 Toorak Road, Camberwell Vic 3124
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#### Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000
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#### Median sale price

Median price	\$2,180,000	House	X	Unit		Suburb	Camberwell
Period - From	01/10/2016	to	30/09/2017	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	236 Highfield Rd CAMBERWELL 3124	\$2,200,000	26/08/2017
2	15 Renwick St GLEN IRIS 3146	\$2,165,000	12/08/2017
3	2a Yeovil Rd CAMBERWELL 3124	\$2,030,000	28/10/2017

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.~~