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Indicative Selling Price \$2,565,000 Median House Price Year ending June 2017: \$2,130,500



5 5 2

Rooms: 8

Property Type: House Agent Comments

Comparable Properties



158 Wattle Valley Rd CAMBERWELL 3124

(REI)

— 5

3

Price: \$2,690,000 Method: Auction Sale Date: 17/06/2017

Rooms: -

Property Type: House (Res) **Land Size:** 501 sqm approx

4 Brinsley Rd CAMBERWELL 3124 (REI)

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a 2

Price: \$2,650,000

Method: Sold Before Auction

Date: 04/03/2017

Rooms: -

Property Type: House (Res) **Land Size:** 745 sqm approx

49 Bellett St CAMBERWELL 3124 (REI)









Price: \$2,513,000 Method: Auction Sale Date: 13/05/2017 Rooms: 7

Property Type: House (Res) Land Size: 696 sqm approx

e: \$2,513,000

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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 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

Agent Comments



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	9 Lofty 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 \$2,565,000

Median sale price

Median price	\$2,130,500	Hou	se X	Unit		Suburb	Camberwell
Period - From	01/07/2016	to	30/06/2017		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

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1	158 Wattle Valley Rd CAMBERWELL 3124	\$2,690,000	17/06/2017
2	4 Brinsley Rd CAMBERWELL 3124	\$2,650,000	04/03/2017
3	49 Bellett St CAMBERWELL 3124	\$2,513,000	13/05/2017

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.

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Price

Date of sale

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