



Rooms: 8

Property Type: House

Agent Comments

Comparable Properties



158 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments



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)

Agent Comments



Price: \$2,650,000

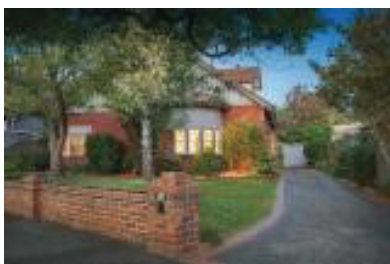
Method: Sold Before Auction

Date: 04/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 745 sqm approx



49 Bellett St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,513,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 696 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

Single Price

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	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.~~