



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 186 sqm approx
Agent Comments

Indicative Selling Price
\$1,299,000
Median House Price
June quarter 2017: \$2,108,000

Comparable Properties

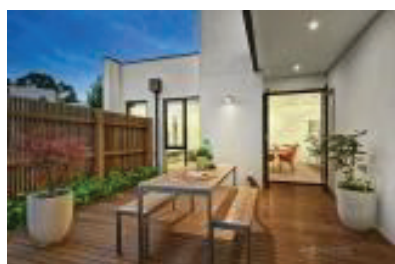


11 Ellsworth Cr CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,316,000
Method: Private Sale
Date: 29/06/2017
Rooms: -
Property Type: Townhouse (Single)



19 Ellsworth Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,280,000
Method: Private Sale
Date: 19/03/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 186 sqm approx



52 Ellsworth Cr CAMBERWELL 3124 (REI)

Agent Comments

3 2 2

Price: \$1,280,000
Method: Sold Before Auction
Date: 26/07/2017
Rooms: -
Property Type: Townhouse (Res)

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	1 Ellsworth Crescent, Camberwell Vic 3124
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$2,108,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Camberwell"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	11 Ellsworth Cr CAMBERWELL 3124	\$1,316,000	29/06/2017
2	19 Ellsworth Cr CAMBERWELL 3124	\$1,280,000	19/03/2017
3	52 Ellsworth Cr CAMBERWELL 3124	\$1,280,000	26/07/2017

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.~~