



4 2 2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



2 Fairmount Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

4 2 2

Price: \$2,320,000

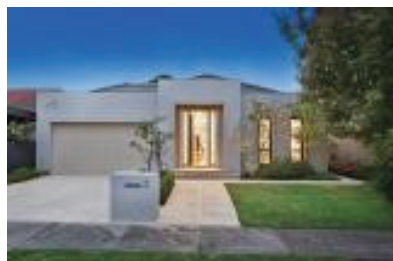
Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 528 sqm approx



2 Hazeldine Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,310,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 636 sqm approx



8 Cloverdale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

5 3 2

Price: \$2,180,000

Method: Sold Before Auction

Date: 23/06/2017

Rooms: 8

Property Type: House (Res)

Land Size: 595 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 13 High Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,150,000 & \$2,250,000

Median sale price

Median price \$2,130,500 House 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	Price	Date of sale
1	2 Fairmount Rd HAWTHORN EAST 3123	\$2,320,000	03/06/2017
2	2 Hazeldine Rd GLEN IRIS 3146	\$2,310,000	03/06/2017
3	8 Cloverdale Rd GLEN IRIS 3146	\$2,180,000	23/06/2017

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.