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

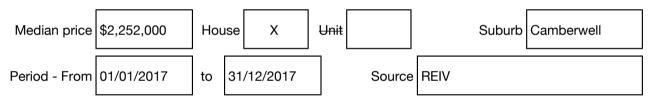
s | 492 Burke Road, Camberwell Vic 3124 d e |

Indicative selling price

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

 Range between
 \$2,150,000
 &
 \$2,350,000

Median sale price



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	50 Gardiner Pde GLEN IRIS 3146	\$2,326,831	28/10/2017
2	17 halley Av CAMBERWELL 3124	\$2,210,000	09/12/2017
3	5 Maple Cr CAMBERWELL 3124	\$2,175,000	03/03/2018

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.

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

propertydata

Generated: 14/03/2018 10:07

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.





Rooms: Property Type: House Land Size: 832 sqm approx Agent Comments Indicative Selling Price \$2,150,000 - \$2,350,000 Median House Price Year ending December 2017: \$2,252,000

Comparable Properties

50 Gardiner Pde GLEN IRIS 3146 (REI/VG) 5 2 2 2 Price: \$2,326,831 Method: Auction Sale Date: 28/10/2017 Rooms: 7 Property Type: House (Res) Land Size: 794 sqm approx	Agent Comments
17 halley Av CAMBERWELL 3124 (REI) 3 1 1 1 Price: \$2,210,000 Method: Auction Sale Date: 09/12/2017 Rooms: - Property Type: House (Res) Land Size: 785 sqm approx	Agent Comments
5 Maple Cr CAMBERWELL 3124 (REI) 4 2 2 2 Price: \$2,175,000 Method: Auction Sale Date: 03/03/2018 Rooms: - Property Type: House (Res) Land Size: 706 sqm approx	Agent Comments

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

propertydata

Generated: 14/03/2018 10:07

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.

