

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

101 Prospect Hill Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,480,000

 &

\$2,680,000

Median sale price

Median price

\$1,960,000

 Property Type

House

 Suburb

Camberwell

Period - From

01/07/2018

 to

30/06/2019

 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	2/35 Faversham Rd CANTERBURY 3126	\$2,830,000	29/07/2019
2	6/12 Dudley Pde CANTERBURY 3126	\$2,400,000	05/05/2019
3			

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.

This Statement of Information was prepared on:

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Property Type: House (Res)

Land Size: 364 sqm approx

Agent Comments

Indicative Selling Price

\$2,480,000 - \$2,680,000

Median House Price

Year ending June 2019: \$1,960,000

Comparable Properties



2/35 Faversham Rd CANTERBURY 3126 (REI/VG)

Agent Comments



Price: \$2,830,000

Method: Private Sale

Date: 29/07/2019

Property Type: Townhouse (Single)



6/12 Dudley Pde CANTERBURY 3126 (REI/VG) Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 05/05/2019

Property Type: Townhouse (Single)

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.