

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

12 Beech Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,700,000 & \$3,890,000

Median sale price

Median price \$1,980,000 Property Type House Suburb Camberwell

Period - From 31/10/2018 to 30/10/2019 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	8 Webster St CAMBERWELL 3124	\$4,180,000	13/10/2019
2			
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.

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Indicative Selling Price
\$3,700,000 - \$3,890,000

Median House Price

31/10/2018 - 30/10/2019: \$1,980,000



 5  4  4

Property Type: House (Res)

Agent Comments

Comparable Properties



8 Webster St CAMBERWELL 3124 (REI)

Agent Comments

 5  5  2

Price: \$4,180,000

Method: Private Sale

Date: 13/10/2019

Rooms: 15

Property Type: House

Land Size: 646 sqm approx

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.