

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

33 Ellsworth Crescent, Camberwell Vic 3124

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$2,210,000

Property Type

House

Suburb

Camberwell

Period - From

01/07/2019

to

30/09/2019

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	3/23 Alfred Rd GLEN IRIS 3146	\$1,280,000	24/08/2019
2	72 Ellsworth Cr CAMBERWELL 3124	\$1,208,000	14/08/2019
3	2/1051 Toorak Rd CAMBERWELL 3124	\$1,150,000	17/08/2019

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:

22/11/2019 15:18



3 -

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,200,000

Median House Price

September quarter 2019: \$2,210,000

Comparable Properties



3/23 Alfred Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Auction Sale

Date: 24/08/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 286 sqm approx

72 Ellsworth Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 1

Price: \$1,208,000

Method: Sold Before Auction

Date: 14/08/2019

Property Type: Townhouse (Res)

Land Size: 186 sqm approx



2/1051 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 1

Price: \$1,150,000

Method: Auction Sale

Date: 17/08/2019

Property Type: Townhouse (Res)