

# 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 3/14 Brinsley Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$790,000

### Median sale price

Median price \$775,000 Property Type Unit Suburb Camberwell

Period - From 02/12/2018 to 01/12/2019 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	3/35 Durham Rd SURREY HILLS 3127	\$810,000	29/10/2019
2	2/8 Cooloongatta Rd CAMBERWELL 3124	\$796,000	22/06/2019
3	4/530 Tooronga Rd HAWTHORN EAST 3123	\$755,000	21/09/2019

**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: 02/12/2019 15:33



2   1   1

**Property Type:** Unit  
**Land Size:** 112 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$790,000  
**Median Unit Price**  
02/12/2018 - 01/12/2019: \$775,000

## Comparable Properties



**3/35 Durham Rd SURREY HILLS 3127 (REI)**   **Agent Comments**

2   1   1

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 29/10/2019  
**Property Type:** Unit



**2/8 Cooloongatta Rd CAMBERWELL 3124 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$796,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Property Type:** Unit



**4/530 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** Unit