Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/14 Brinsley Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$730,000		&		\$790,000					
Median sale p	rice									
Median price	\$775,000	Pro	operty Type	Unit			Suburb	Camberwell		
Period - From	02/12/2018	to	01/12/2019		So	urce	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.

Add	dress 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







Property Type: Unit Land Size: 112 sqm approx Agent Comments Cameron Edgoose 0438 064 212 cameronedgoose@jelliscraig.com.au

> 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)



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



2/8 Cooloongatta Rd CAMBERWELL 3124 (REI/VG)



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



4/530 Tooronga Rd HAWTHORN EAST 3123 Ag (REI/VG)



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

Agent Comments

Account - Jellis Craig | P: 98305966



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.

Agent Comments