

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

20 Brinsley Road, Camberwell Vic 3124

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

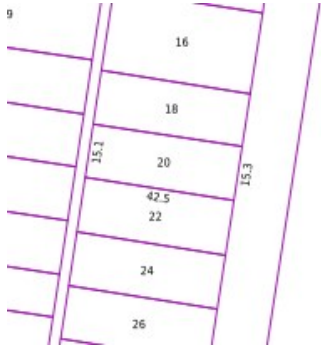
Comparable property sales (*Delete A or B below as applicable)

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	23 Avenue Rd CAMBERWELL 3124	\$2,250,000	26/02/2019
2	16 Killarra Av CAMBERWELL 3124	\$1,880,000	02/03/2019
3	2 Carramar Av CAMBERWELL 3124	\$1,835,000	22/02/2019

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,050,000
Median House Price
 Year ending June 2019: \$1,960,000

No heritage overlay + opposite a park + cul de sac position + highly convenient location + inside Camberwell High, Canterbury Girls and Camberwell Primary school zones = brilliant blue chip opportunity!!

Comparable Properties



23 Avenue Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,250,000
Method: Private Sale
Date: 26/02/2019
Rooms: -
Property Type: House
Land Size: 813 sqm approx



16 Killarra Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,880,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 728 sqm approx



2 Carramar Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,835,000
Method: Sold Before Auction
Date: 22/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 696 sqm approx