

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

8/34 Fermanagh Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$855,000 Property Type Unit Suburb Camberwell

Period - From 01/10/2019 to 31/12/2019 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	1/5 Willow Gr CANTERBURY 3126	\$655,000	16/11/2019
2	1/5 Stanley Av HAWTHORN EAST 3123	\$660,000	24/01/2020
3	7/154 Rathmines Rd HAWTHORN EAST 3123	\$669,000	30/11/2019

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:

10/03/2020 10:28



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2019: \$855,000

Comparable Properties



1/5 Willow Gr CANTERBURY 3126 (REI/VG)

Agent Comments

 2  1  1

Price: \$655,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 4

Property Type: Apartment



1/5 Stanley Av HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  1

Price: \$660,000

Method: Private Sale

Date: 24/01/2020

Rooms: 4

Property Type: Apartment



7/154 Rathmines Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 2  1  2

Price: \$669,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 3

Property Type: Apartment