

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 37 Athelstan Road, CAMBERWELL 3124

### Indicative selling price

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

**Range \$4,500,000 -  
\$4,800,000**

### Median sale price

Median **House** for **CAMBERWELL** for period **Jul 2019 - Sep 2019**  
Sourced from **REIV**.

**\$2,210,000**

### Comparable property sales

**38 Cochran Avenue,**  
Camberwell 3124

**Price \$4,566,000** Sold 24  
August 2019

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 21st Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

5 beds

5 baths

2 parking

### Bekdon Richards Estate Agents

Level 1, Suite 2, 205-207 Riversdale Road,  
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### Contact agents



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