

2 Kirkwood Drive, Camberwell Vic 3124

& JO VAUGHAN MICHAEL SCUDDS
03 8418 6455
0413 584 245
info@sellinghomesmelbourne.com.au



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2018: \$1,880,000

Comparable Properties



6 Clitheroe Ct GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 647 sqm approx



3 Lynden St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 30/10/2018
Rooms: -
Property Type: House
Land Size: 570 sqm approx



25 Radnor St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,410,000
Method: Private Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 346 sqm approx

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
2 Kirkwood Drive, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,880,000 House X Unit Suburb Camberwell

Period - From 01/10/2018 to 31/12/2018 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	6 Clitheroe Ct GLEN IRIS 3146	\$1,450,000	23/02/2019
2	3 Lynden St CAMBERWELL 3124	\$1,450,000	30/10/2018
3	25 Radnor St CAMBERWELL 3124	\$1,410,000	08/12/2018

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.