

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 French Street, Camberwell Vic 3124

Indicative selling price

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

Single price \$2,050,000

Median sale price

Median price	\$2,260,000	House	X	Unit		Suburb	Camberwell
Period - From	01/07/2017	to	30/06/2018	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	104 Glyndon Rd CAMBERWELL 3124	\$2,080,000	16/06/2018
2	5 Graham St SURREY HILLS 3127	\$2,065,000	01/03/2018
3	28 Milverton St CAMBERWELL 3124	\$2,050,000	22/03/2018

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.



4 2 2

Rooms:

Property Type: House

Land Size: 790 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,050,000

Median House Price

Year ending June 2018: \$2,260,000

Comparable Properties



104 Glyndon Rd CAMBERWELL 3124 (REI)

4 2 5

[Agent Comments](#)

Price: \$2,080,000

Method: Auction Sale

Date: 16/06/2018

Rooms: 6

Property Type: House (Res)

Land Size: 685 sqm approx



5 Graham St SURREY HILLS 3127 (REI/VG)

3 2 2

[Agent Comments](#)

Price: \$2,065,000

Method: Sold Before Auction

Date: 01/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 710 sqm approx



28 Milverton St CAMBERWELL 3124 (REI/VG)

4 2 2

[Agent Comments](#)

Price: \$2,050,000

Method: Private Sale

Date: 22/03/2018

Rooms: -

Property Type: House

Land Size: 697 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

22 French Street, 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	43 Florence Rd SURREY HILLS 3127	\$1,950,000	23/02/2018
2	13 Denman Av GLEN IRIS 3146	\$1,900,000	09/06/2018
3	29 Oxford St CAMBERWELL 3124	\$1,888,000	24/02/2018

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.



4 2 3

Rooms:

Property Type: House (Res)

Land Size: 790 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,875,000 - \$1,925,000

Median House Price

Year ending June 2018: \$2,260,000

Comparable Properties



43 Florence Rd SURREY HILLS 3127 (REI/VG) [Agent Comments](#)

4 1 2

Price: \$1,950,000

Method: Private Sale

Date: 23/02/2018

Rooms: 6

Property Type: House

Land Size: 842 sqm approx



13 Denman Av GLEN IRIS 3146 (REI)

[Agent Comments](#)

4 3 -

Price: \$1,900,000

Method: Auction Sale

Date: 09/06/2018

Rooms: 7

Property Type: House (Res)

Land Size: 737 sqm approx



29 Oxford St CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,888,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 770 sqm approx