

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

6/74 Glyndon Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$790,000

House

Unit

X

Suburb

Camberwell

Period - From 01/10/2017

to

31/12/2017

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	1/21 Bellett St CAMBERWELL 3124	\$1,200,000	07/10/2017
2	4/10 Dryden St CANTERBURY 3126	\$1,125,000	09/09/2017
3	1/23 Carramar Av CAMBERWELL 3124	\$1,050,000	10/02/2018

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.



3
 1
 1

Rooms:**Property Type:** Unit

Agent Comments

Classic good taste and timeless style are ideally matched with a preeminent Camberwell address in this renovated three bedroom villa close to leading schools, Middle Camberwell shops and cafes and Riversdale Road trams. Superbly spacious and awash with bright natural light and leafy views, its inviting proportions enjoy a private rear position in a beautifully manicured garden group of six only. Generous living and dining spaces and three double bedrooms are accompanied by an attractive modern kitchen and bathroom, laundry with storage, northern rear garden, split heating/cooling and lock up garage.

Comparable Properties

**1/21 Bellett St CAMBERWELL 3124 (REI)**

Agent Comments

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 1

Price: \$1,200,000**Method:** Auction Sale**Date:** 07/10/2017**Rooms:** 5**Property Type:** Unit**4/10 Dryden St CANTERBURY 3126 (REI/VG)**

Agent Comments

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 1

Price: \$1,125,000**Method:** Auction Sale**Date:** 09/09/2017**Rooms:** 4**Property Type:** Unit**1/23 Carramar Av CAMBERWELL 3124 (REI)**

Agent Comments

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 2
 2

Price: \$1,050,000**Method:** Auction Sale**Date:** 10/02/2018**Rooms:** -**Property Type:** Unit