

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

1/21 Bellett Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$855,000

House

Unit

X

Suburb

Camberwell

Period - From 01/04/2017

to

30/06/2017

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	8/101 Wattle Valley Rd CAMBERWELL 3124	\$1,171,000	03/06/2017
2	2/69 Wattle Valley Rd CANTERBURY 3126	\$1,100,000	30/05/2017
3	1/25-27 Doonkuna Av CAMBERWELL 3124	\$1,041,000	03/06/2017

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.

1/21 Bellett Street, Camberwell Vic 3124

Noel Jones

Andrew Mackintosh

9809 2000

0418 540 060

andrew.mackintosh@noeljones.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

June quarter 2017: \$855,000



3 1 1

Rooms:

Property Type: Unit

Land Size: 192 sqm approx

Agent Comments

Comparable Properties



8/101 Wattle Valley Rd CAMBERWELL 3124
(REI)

Agent Comments

3 2 2

Price: \$1,171,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 6

Property Type: Unit

Land Size: 350 sqm approx



2/69 Wattle Valley Rd CANTERBURY 3126
(REI)

Agent Comments

2 1 1

Price: \$1,100,000

Method: Private Sale

Date: 30/05/2017

Rooms: -

Property Type: Unit



1/25-27 Doonkuna Av CAMBERWELL 3124
(REI)

Agent Comments

3 1 2

Price: \$1,041,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)