David Gillham
9809 2000
0411 518 672
david.gillham@noeljones.com.au

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	39 Cornell Street, Camberwell Vic 3124

Indicative selling price

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

Single price	$2,250,000

Median sale price

Median price	$2,260,000	House	X	~~Unit~~		Suburb	Camberwell
Period - From	01/07/2017	to	30/09/2017	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	4 Wanawong Cr CAMBERWELL 3124	$2,306,000	14/10/2017
2	14 Orrong Cr CAMBERWELL 3124	$2,303,000	27/05/2017
3	112 Wattle Valley Rd CAMBERWELL 3124	$2,300,000	08/07/2017

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

39 Cornell Street, Camberwell Vic 3124

David Gillham
9809 2000
0411 518 672
david.gillham@noeljones.com.au



4 2 3

Rooms:
Property Type: House
Land Size: 815 sqm approx

Agent Comments

Indicative Selling Price
$2,250,000
Median House Price
September quarter 2017: $2,260,000

Comparable Properties



4 Wanawong Cr CAMBERWELL 3124 (REI)

3 1 2

Price: $2,306,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 782 sqm approx

Agent Comments



14 Orrong Cr CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $2,303,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 759 sqm approx

Agent Comments



112 Wattle Valley Rd CAMBERWELL 3124 (REI)

5 2 2

Price: $2,300,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 800 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.