

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 3/131 Rowell Avenue, Camberwell Vic 3124

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$750,000

Median sale price

Median price \$845,000

House

Unit

X

Suburb

Camberwell

Period - From 01/07/2016

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	4/24 Seville St CAMBERWELL 3124	\$771,000	08/04/2017
2	4/3 Wanawong Cr CAMBERWELL 3124	\$760,000	19/05/2017
3	3/37 High Rd CAMBERWELL 3124	\$752,500	09/09/2017

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.



2
 1
 1

Rooms: 4

Property Type: Strata Unit/Flat

Land Size: approx 85 sqm approx

Agent Comments

A fabulous opportunity to buy in the heart of Camberwell. With the Junction a 5 minute drive away, this villa unit has all the charm whether you stamp your ownstyle by renovating to move in or as an investment, this location is prized!

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending June 2017: \$845,000

Comparable Properties



4/24 Seville St CAMBERWELL 3124 (REI/VG)

Agent Comments

2
 1
 1

Price: \$771,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 4

Property Type: Unit



4/3 Wanawong Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

2
 1
 1

Price: \$760,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: 3

Property Type: Unit



3/37 High Rd CAMBERWELL 3124 (REI)

Agent Comments

2
 2
 1

Price: \$752,500

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: Unit