

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	3/131 Rowell Avenue, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$700,000	&	\$750,000

Median sale price

Median price	\$845,000	Hou	se	Unit	х	Subur	Camberwell
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

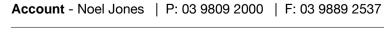
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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Indicative Selling Price \$700,000 - \$750,000

Year ending June 2017: \$845,000

Median Unit Price



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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!

Comparable Properties



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

Price: \$771,000 Method: Auction Sale Date: 08/04/2017 Rooms: 4

Property Type: Unit

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

-2

Price: \$760,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: 3

Property Type: Unit

Agent Comments

Agent Comments



3/37 High Rd CAMBERWELL 3124 (REI)

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Price: \$752,500 Method: Auction Sale Date: 09/09/2017 Rooms: 5

Property Type: Unit

Agent Comments

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537





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