

## 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

4/251 Highfield Road, Camberwell Vic 3124

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&amp;

\$750,000

**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	3/2-4 Georgina Pde CAMBERWELL 3124	\$772,000	29/11/2017
2	2a Lesley St CAMBERWELL 3124	\$760,000	28/10/2017
3	4/28 Nevis St CAMBERWELL 3124	\$745,000	11/11/2017

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:** Flat**Land Size:** 112 sqm approx**Agent Comments**

This two bedroom brick villa unit is a strong starting point for first home buyers, investors, downsizers or CBD base seekers. Largely original, its comfortable current day accommodation enjoys a unique rear position, quietly and set back with only 3 others. Gently elevated, a generous and practical floorplan with central hallway provides possibilities of cosmetic revival or renovation (STCA). This home is enhanced by a wraparound north-east corner garden. Includes reverse a/c and lockup garage.

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

December quarter 2017: \$790,000

Superb single level living

## Comparable Properties



**3/2-4 Georgina Pde CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2  
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 1

**Price:** \$772,000**Method:** Sold Before Auction**Date:** 29/11/2017**Rooms:** -**Property Type:** Villa

**2a Lesley St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

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 1

**Price:** \$760,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** -**Property Type:** Unit

**4/28 Nevis St CAMBERWELL 3124 (REI)**

**Agent Comments**

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 1

**Price:** \$745,000**Method:** Sold Before Auction**Date:** 11/11/2017**Rooms:** -**Property Type:** Unit