

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	4/251 Highfield Road, 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
		1	

Median sale price

Median price	\$790,000	Hou	se	Unit	х	\$	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

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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.

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





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December guarter 2017: \$790,000

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

Median Unit Price



Superb single level living

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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

Comparable Properties



3/2-4 Georgina Pde CAMBERWELL 3124

(REI/VG)

=| 2





Price: \$772,000

Method: Sold Before Auction

Date: 29/11/2017

Rooms: -

Property Type: Villa

Agent Comments



2a Lesley St CAMBERWELL 3124 (REI/VG)

-- 2







Price: \$760,000 **Method:** Auction Sale **Date:** 28/10/2017

Rooms: -

Property Type: Unit

Agent Comments



4/28 Nevis St CAMBERWELL 3124 (REI)

- 2





Agent Comments

Price: \$745,000

Method: Sold Before Auction

Date: 11/11/2017

Rooms: -

Property Type: Unit

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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.

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