

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

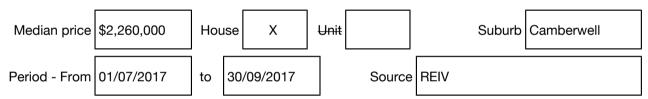
Address 6 Kirkwood Drive, Camberwell Vic 3124 Including suburb and postcode

#### Indicative selling price

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

Range between \$2,050,000 &

#### Median sale price



\$2.255.000

#### 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	9 Lofty Av CAMBERWELL 3124	\$2,565,000	29/09/2017
2	49 Bellett St CAMBERWELL 3124	\$2,513,000	13/05/2017
3	16 Crellin Gr CAMBERWELL 3124	\$2,235,000	26/09/2017

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.

#### Account - Noel Jones | P: 03 9885 2444 | F: 03 9886 9555

propertydata

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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.



## NeelJones

#### Glen Iris





Rooms: Property Type: House Land Size: 556.305 sqm approx Agent Comments Christine Arazi 03 9885 2444 0409 231 653 christine.arazi@noeljones.com.au

Indicative Selling Price \$2,050,000 - \$2,255,000 Median House Price September quarter 2017: \$2,260,000

# **Comparable Properties**

	9 Lofty Av CAMBERWELL 3124 (REI) 5  3  2 Price: \$2,565,000 Method: Private Sale Date: 29/09/2017 Rooms: 9 Property Type: House (Res)	Agent Comments Land 573 sq m
	49 Bellett St CAMBERWELL 3124 (REI) 4 2 3 Price: \$2,513,000 Method: Auction Sale Date: 13/05/2017 Rooms: 7 Property Type: House (Res) Land Size: 696 sqm approx	Agent Comments
budon	16 Crellin Gr CAMBERWELL 3124 (REI) 5 3 3 1 Price: \$2,235,000 Method: Sold Before Auction Date: 26/09/2017 Rooms: - Property Type: House (Res) Land Size: 600 sqm approx	Agent Comments

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