

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

6 Kirkwood Drive, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,050,000

&

\$2,255,000

Median sale price

Median price \$2,260,000

House

X

Unit

Suburb Camberwell

Period - From 01/07/2017

to

30/09/2017

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	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.~~



Rooms:

Property Type: House

Land Size: 556.305 sqm approx

Agent Comments

Comparable Properties



9 Lofty Av CAMBERWELL 3124 (REI)



Agent Comments

Land 573 sq m

Price: \$2,565,000

Method: Private Sale

Date: 29/09/2017

Rooms: 9

Property Type: House (Res)



49 Bellett St CAMBERWELL 3124 (REI)



Agent Comments

Price: \$2,513,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 696 sqm approx



16 Crellin Gr CAMBERWELL 3124 (REI)



Agent Comments

Price: \$2,235,000

Method: Sold Before Auction

Date: 26/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 600 sqm approx