

## 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 26 Hartwell Hill 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)

Single price \$3,400,000

#### Median sale price

Median price \$2,100,000 House  Unit  Suburb Camberwell

Period - From 01/04/2018 to 31/03/2019 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	2 Water St CAMBERWELL 3124	\$3,300,000	17/03/2019
2	16 Atkins Av GLEN IRIS 3146	\$3,320,000	20/02/2019
3	51 Kennealy St SURREY HILLS 3127	\$3,720,000	16/03/2019

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.



 5  3  4

**Rooms:**  
**Property Type:** House  
**Land Size:** 697 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,400,000  
**Median House Price**  
Year ending March 2019: \$2,100,000

## Comparable Properties



**2 Water St CAMBERWELL 3124 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$3,300,000  
**Method:** Expression of Interest  
**Date:** 17/03/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 754 sqm approx



**16 Atkins Av GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$3,320,000  
**Method:** Sold Before Auction  
**Date:** 20/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 862 sqm approx



**51 Kennealy St SURREY HILLS 3127 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$3,720,000  
**Method:** Auction Sale  
**Date:** 16/03/2019  
**Rooms:** 8  
**Property Type:** House (Res)