



Rooms: 5
Property Type: Unit
Agent Comments

Comparable Properties



1/12 Nelson Rd CAMBERWELL 3124 (REI/VG) **Agent Comments**



Price: \$1,665,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 5
Property Type: Villa



1/18 Allambee Av CAMBERWELL 3124 (REI) **Agent Comments**



Price: \$1,575,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Townhouse (Res)



1/39 Allambee Av CAMBERWELL 3124 (REI/VG) **Agent Comments**



Price: \$1,450,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: Unit

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

2/12 Cooloongatta Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price \$853,750

House

Unit

X

Suburb

Camberwell

Period - From

01/01/2017

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	1/12 Nelson Rd CAMBERWELL 3124	\$1,665,000	11/11/2017
2	1/18 Allambee Av CAMBERWELL 3124	\$1,575,000	24/02/2018
3	1/39 Allambee Av CAMBERWELL 3124	\$1,450,000	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.