## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$2,950,000		&		\$3,245,000			
Median sale p	rice							
Median price	\$2,210,000	Pro	operty Type	Hou	se		Suburb	Camberwell
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	24 Hazeldine Rd GLEN IRIS 3146	\$3,210,000	24/08/2019
2	17 Killarra Av CAMBERWELL 3124	\$3,070,000	12/06/2019
3	44 Glyndon Rd CAMBERWELL 3124	\$2,950,000	20/09/2019

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.

This Statement of Information was prepared on:

21/10/2019 12:54









**Property Type:** House Land Size: 697 sqm approx Agent Comments Greg Bowring 03 9809 2000 0400 641 580 greg.bowring@noeljones.com.au

Indicative Selling Price \$2,950,000 - \$3,245,000 Median House Price September quarter 2019: \$2,210,000

# **Comparable Properties**



24 Hazeldine Rd GLEN IRIS 3146 (REI)



Price: \$3,210,000 Method: Auction Sale Date: 24/08/2019 Property Type: House (Res) Agent Comments



17 Killarra Av CAMBERWELL 3124 (REI/VG)



Price: \$3,070,000 Method: Private Sale Date: 12/06/2019 Property Type: House Land Size: 724 sqm approx



44 Glyndon Rd CAMBERWELL 3124 (REI)

Agent Comments

Agent Comments



Price: \$2,950,000 Method: Sold Before Auction Date: 20/09/2019 Rooms: 8 Property Type: House (Res) Land Size: 666 sqm approx

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



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.