

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

Range between \$2,950,000 & \$3,245,000

Median sale price

Median price \$2,210,000 Property Type House Suburb Camberwell

Period - From 01/07/2019 to 30/09/2019 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	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



 5  3  4

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



24 Hazeldine Rd GLEN IRIS 3146 (REI)

Agent Comments

 5  4  2

Price: \$3,210,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)



17 Killarra Av CAMBERWELL 3124 (REI/VG)

Agent Comments

 5  3  2

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

 4  3  2

Price: \$2,950,000

Method: Sold Before Auction

Date: 20/09/2019

Rooms: 8

Property Type: House (Res)

Land Size: 666 sqm approx