

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

1 West Court Camberwell VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,137,500

Property type

House

Suburb

Camberwell

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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 6 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

6 West Court Camberwell VIC 3124	\$1,410,000	06-May-20
4 Dower Street Camberwell VIC 3124	\$1,597,500	21-Mar-20
4 Graham Street Surrey Hills VIC 3127	\$1,625,000	10-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 23 July 2020



6 West Court Camberwell VIC 3124 Sold Price **\$1,410,000** Sold Date **06-May-20**

3 1 1

Distance **0.04km**



4 Dower Street Camberwell VIC 3124 Sold Price **\$1,597,500** Sold Date **21-Mar-20**

3 1 2

Distance **0.24km**



4 Graham Street Surrey Hills VIC 3127 Sold Price **\$1,625,000** Sold Date **10-Jul-20**

3 1 2

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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