

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

8b Cochran Avenue, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,565,000 Property Type House Suburb Camberwell

Period - From 01/04/2021 to 30/06/2021 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	3 Constance St HAWTHORN EAST 3123	\$3,180,000	21/08/2021
2	16 Finsbury Way CAMBERWELL 3124	\$3,150,000	18/08/2021
3			

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:

06/09/2021 10:16



4  2  2 

Property Type: House
Land Size: 846 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
June quarter 2021: \$2,565,000

Comparable Properties



3 Constance St HAWTHORN EAST 3123 (REI) **Agent Comments**

3  1  1 

Price: \$3,180,000
Method: Auction Sale
Date: 21/08/2021
Property Type: House (Res)



16 Finsbury Way CAMBERWELL 3124 (REI) **Agent Comments**

4  2  2 

Price: \$3,150,000
Method: Sold Before Auction
Date: 18/08/2021
Property Type: House
Land Size: 776 sqm approx

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.

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