

# 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

3/10 Tyne Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,950,000

### Median sale price

Median price

\$2,470,000

Property Type

House

Suburb

Camberwell

Period - From

01/10/2020

to

30/09/2021

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	2 Hocknell St CANTERBURY 3126	\$2,000,000	02/09/2021
2	22 Cooloongatta Rd CAMBERWELL 3124	\$1,950,000	12/06/2021
3	9a Hillside Pde GLEN IRIS 3146	\$1,900,000	17/07/2021

**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:

18/10/2021 23:09

Davide Letteri  
03 8862 4982  
0414 018 707

davide.letteri@marshallwhite.com.au

**Indicative Selling Price**

\$1,950,000

**Median House Price**

Year ending September 2021: \$2,470,000



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2 Hocknell St CANTERBURY 3126 (REI)**

Agent Comments



**Price:** \$2,000,000

**Method:** Sold Before Auction

**Date:** 02/09/2021

**Property Type:** House (Res)

**Land Size:** 310 sqm approx



**22 Cooloongatta Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments



**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 12/06/2021

**Property Type:** Unit

**Land Size:** 443 sqm approx



**9a Hillside Pde GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 17/07/2021

**Property Type:** House

**Land Size:** 480 sqm approx