Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address postcode

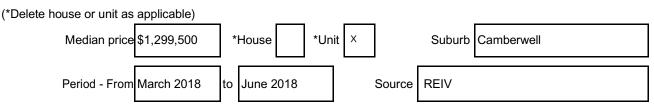
Including suburb and 2/107 Through Road, Camberwell VIC 3124

Indicative selling price

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

Single price	\$1,688,000	or range between	\$	&	\$
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Median sale price



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. 1/10 Allambee Avenue, Camberwell VIC 3124	\$ 1,657,000	17/03/2018
2. 2/8 Tyne Street, Camberwell VIC 3124	\$ 1,725,000	17/03/2018
3. 19 Regent Street, Camberwell VIC 3124	\$ 1,780,000	24/03/2018

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.