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	2 Kerr Crescent, Camberwell Vic 3124

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,435,000 Property Type House Suburb Camberwell

Period - From 01/01/2021 to 31/03/2021 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	7 Barkly St CAMBERWELL 3124	$2,021,500	06/06/2021
2	18 Milverton St CAMBERWELL 3124	$2,100,000	05/06/2021
3	62 Canterbury Rd CAMBERWELL 3124	$1,950,000	28/05/2021

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: 07/06/2021 19:25

RT Edgar

Annabelle Feng
8888 2000
0409 384 144
afeng@rtedgar.com.au



3 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
March quarter 2021: $2,435,000

Comparable Properties



7 Barkly St CAMBERWELL 3124 (REI)

3 1 2

Price: $2,021,500
Method: Private Sale
Date: 06/06/2021
Property Type: House
Land Size: 652 sqm approx

Agent Comments



18 Milverton St CAMBERWELL 3124 (REI)

4 2 2

Price: $2,100,000
Method: Auction Sale
Date: 05/06/2021
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments



62 Canterbury Rd CAMBERWELL 3124 (REI)

3 2 1

Price: $1,950,000
Method: Sold Before Auction
Date: 28/05/2021
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.