

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

15 Laxdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$3,250,000 & \$3,500,000

Median sale price

Median price \$2,876,000 Property Type House Suburb Camberwell

Period - From 01/07/2021 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	29a Yuile St ASHBURTON 3147	\$3,750,000	15/10/2021
2	22 Adrian St GLEN IRIS 3146	\$3,500,000	22/06/2021
3	55 Vears Rd GLEN IRIS 3146	\$3,275,000	30/10/2021

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:

02/12/2021 13:14



4 3 2

Rooms: 8
Property Type: House (Res)
Land Size: 849 sqm approx
Agent Comments

Indicative Selling Price
\$3,250,000 - \$3,500,000
Median House Price
September quarter 2021: \$2,876,000

Comparable Properties



29a Yuile St ASHBURTON 3147 (REI)

Agent Comments

5 5 2

Price: \$3,750,000
Method: Private Sale
Date: 15/10/2021
Property Type: House
Land Size: 755 sqm approx



22 Adrian St GLEN IRIS 3146 (REI/VG)

Agent Comments

5 3 2

Price: \$3,500,000
Method: Sold Before Auction
Date: 22/06/2021
Property Type: House (Res)
Land Size: 803 sqm approx



55 Vears Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$3,275,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 712 sqm approx

Account - James Buy Sell | P: 03 9596 8822