

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

19 Lesley Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$2,180,000

House

X

Unit

Suburb

Camberwell

Period - From 01/10/2016

to

30/09/2017

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	4 Lynden St CAMBERWELL 3124	\$1,830,000	22/07/2017
2	5 Sycamore St CAMBERWELL 3124	\$1,800,000	19/06/2017
3	10 Madeline St GLEN IRIS 3146	\$1,750,000	22/09/2017

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.

19 Lesley Street, Camberwell Vic 3124

Noel Jones

David Gillham

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Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending September 2017: \$2,180,000



 4  1  3

Rooms:

Property Type: House

Land Size: 686 sqm approx

Agent Comments

Comparable Properties



4 Lynden St CAMBERWELL 3124 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,830,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 605 sqm approx

5 Sycamore St CAMBERWELL 3124 (VG)

Agent Comments

 3  -  -

Price: \$1,800,000

Method: Sale

Date: 19/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 607 sqm approx



10 Madeline St GLEN IRIS 3146 (REI)

Agent Comments

 5  3  2

Price: \$1,750,000

Method: Private Sale

Date: 22/09/2017

Rooms: 8

Property Type: House

Land Size: 630 sqm approx