

David Gillham 9809 2000 0411 518 672

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	pertv	offered	for	sale
	PO. 1,	011010G		0410

Address	19 Lesley Street, Camberwell Vic 3124
Including suburb and	
postcode	

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	Hou	ise 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.

Ad	dress 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.

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Indicative Selling Price \$1,750,000 - \$1,850,000 **Median House Price** Year ending September 2017: \$2,180,000

--4

Rooms:

Property Type: House Land Size: 686 sqm approx

Agent Comments

Comparable Properties



4 Lynden St CAMBERWELL 3124 (REI/VG)

-3

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)



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)

- 5





Price: \$1,750,000 Method: Private Sale Date: 22/09/2017

Rooms: 8

Property Type: House Land Size: 630 sqm approx



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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.

Agent Comments

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