



4 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 901 sqm approx.
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,970,000
Median House Price
March quarter 2017: \$2,295,000

Comparable Properties



10 Gowar Av CAMBERWELL 3124 (REI/VG) **Agent Comments**

3 3 2

Price: \$2,930,000
Method: Private Sale
Date: 31/01/2017
Rooms: 4
Property Type: House
Land Size: 724 sqm



1 Nevis St CAMBERWELL 3124 (REI) **Agent Comments**

4 2 1

Price: \$2,610,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 7
Property Type: House (Res)
Land Size: 907 sqm



8 Tyrone St CAMBERWELL 3124 (REI) **Agent Comments**

3 2 1

Price: \$2,570,000
Method: Auction Sale
Date: 06/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 766 sqm

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 12 Laxdale Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$2,295,000 House X Suburb Camberwell

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 Gowar Av CAMBERWELL 3124	\$2,930,000	31/01/2017
1 Nevis St CAMBERWELL 3124	\$2,610,000	25/03/2017
8 Tyrone St CAMBERWELL 3124	\$2,570,000	06/05/2017