



**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 901 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$2,610,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 907 sqm approx



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

Agent Comments



**Price:** \$2,570,000

**Method:** Auction Sale

**Date:** 06/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 766 sqm approx

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.

## 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

Single price \$2,850,000

## Median sale price

Median price \$2,108,000

House

X

Unit

Suburb Camberwell

Period - From 01/04/2017

to

30/06/2017

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		
2		
3		

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.