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

1/6 Laxdale Road, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$840,000		&		\$880,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/12 Allambee Av CAMBERWELL 3124	\$885,000	27/03/2021
2	3/11 Orange Gr CAMBERWELL 3124	\$884,000	24/07/2021
3	2/9 Through Rd CAMBERWELL 3124	\$850,000	26/06/2021

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:

22/09/2021 18:52







Property Type: Unit Agent Comments

Indicative Selling Price \$840,000 - \$880,000 **Median Unit Price** June quarter 2021: \$850,000

Comparable Properties



1/12 Allambee Av CAMBERWELL 3124 (REI/VG)



Price: \$885,000 Method: Auction Sale Date: 27/03/2021 Property Type: Unit

Agent Comments



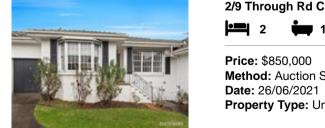
3/11 Orange Gr CAMBERWELL 3124 (REI)

1

Agent Comments



Price: \$884,000 Method: Auction Sale Date: 24/07/2021 Property Type: Unit



2/9 Through Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Method: Auction Sale Property Type: Unit

Account - The Agency Boroondara | P: 03 8578 0399





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