

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 consumer.vic.gov.au/underquoting

Range between \$840,000 & \$880,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Camberwell

Period - From 01/04/2021 to 30/06/2021 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	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



2 1 2

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)

Agent Comments

2 1 1

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



3/11 Orange Gr CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

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



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

Agent Comments

2 1 1

Price: \$850,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Unit