

Statement of Information

Single residential property located in the Melbourne metropolitan area

						Section 47AF of the Estate Agents Act 1980								
Proper	rty offer	ed for s	sale											
Address Including suburb and postcode			1 Lansell Crescent, Camberwell Vic 3124											
Indicat	tive sell	ing pric	e											
For the	meaning	of this p	orice see	cons	umer.vic.go	v.au	/unde	rquoting						
Range between \$2		n \$2,300	00,000		&		\$2,400,000							
Mediar	n sale p	rice												
Median price \$2,200		\$2,200,	000	Hous	se X	f	Jnit _			Subur	b C	amberwell		
Period - From		01/10/2017		to	o 30/09/2018		Source		RE	IV				
Compa	arable p	roperty	sales (*Dele	ete A or B	belo	ow as	applica	ble)				
A*	months		estate a							roperty for sa to be most c		n the last six parable to the		
Addre	ess of co	mparab	le prope	rty						Price		Date of sale		
1														
2														
3														
OR														
В*	The est	ate agen	t or agen	ıt's re	epresentative	e rea	sonal	oly believe	s th	at fewer than	thre	ee comparable		

properties were sold within two kilometres of the property for sale in the last six months.

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Property Type: House (Res) Land Size: 717 sqm approx

Agent Comments

Indicative Selling Price \$2,300,000 - \$2,400,000 **Median House Price** Year ending September 2018: \$2,200,000

Comparable Properties

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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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.



