

# 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 8 Lockhart Street, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,145,000

### Median sale price

Median price \$2,565,000 Property Type House Suburb Camberwell

Period - From 01/07/2023 to 30/06/2024 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	45 Fairmont Av CAMBERWELL 3124	\$2,150,000	14/09/2024
2	6 Cornell St CAMBERWELL 3124	\$2,000,888	11/08/2024
3	26 Wingan Av CAMBERWELL 3124	\$2,160,000	03/08/2024

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: 16/09/2024 13:30

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**Indicative Selling Price**

\$1,950,000 - \$2,145,000

**Median House Price**

Year ending June 2024: \$2,565,000



 4  2  1

**Property Type:** House (Res)

Agent Comments

## Comparable Properties

45 Fairmont Av CAMBERWELL 3124 (REI)

Agent Comments

 2  1  2

**Price:** \$2,150,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)



6 Cornell St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  2  2

**Price:** \$2,000,888

**Method:** Sold After Auction

**Date:** 11/08/2024

**Property Type:** House (Res)

**Land Size:** 558 sqm approx



26 Wingan Av CAMBERWELL 3124 (REI)

Agent Comments

 2  1  2

**Price:** \$2,160,000

**Method:** Auction Sale

**Date:** 03/08/2024

**Property Type:** House (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088