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 Lorne Grove, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $6,988,888 & $7,488,888

Median sale price

Median price $2,270,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 to 30/06/2023 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.

This Statement of Information was prepared on: 08/08/2023 15:16

RT Edgar



5 4 4

Rooms: 370 sqm
Property Type: House
Land Size: 1405 sqm approx

Agent Comments

Indicative Selling Price
$6,988,888 - $7,488,888
Median House Price
June quarter 2023: $2,270,000

Magnificent, quiet location on the doorstep to Camberwell Junction. Rectangular Landsize of 1,405 sqm. Interior of 370 sqm. Side of house double garage. Solar heated swimming pool, floodlit tennis court. Separate self contained Studio.

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.

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

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