

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

46 Lynden Street, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,825,000 & \$2,000,000

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	9 Bethela St CAMBERWELL 3124	\$2,100,000	29/08/2024
2	14 Glendale St SURREY HILLS 3127	\$1,850,000	05/07/2024
3	19 Lofty Av CAMBERWELL 3124	\$2,111,000	11/05/2024

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:

23/09/2024 16:18

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Rooms: 5
Property Type: House
Land Size: 752 sqm approx

Agent Comments

Indicative Selling Price
\$1,825,000 - \$2,000,000
Median House Price

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

Comparable Properties



9 Bethela St CAMBERWELL 3124 (REI)



Price: \$2,100,000
Method: Auction Sale
Date: 29/08/2024
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



14 Glendale St SURREY HILLS 3127 (REI)



Price: \$1,850,000
Method: Private Sale
Date: 05/07/2024
Property Type: House
Land Size: 761 sqm approx

Agent Comments



19 Lofty Av CAMBERWELL 3124 (REI/VG)



Price: \$2,111,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511