

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



Rooms: 5

Property Type: House

Land Size: 752 sqm approx

Agent Comments

Comparable Properties



9 Bethela St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,100,000

Method: Auction Sale

Date: 29/08/2024

Property Type: House (Res)

Land Size: 598 sqm approx



14 Glendale St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,850,000

Method: Private Sale

Date: 05/07/2024

Property Type: House

Land Size: 761 sqm approx



19 Lofty Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,111,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 561 sqm approx