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<br>Including suburb and postcode | 35 Lansell Crescent, Camberwell Vic 3124 |

## Indicative selling price

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

Single price $2,680,000

## Median sale price

Median price $2,580,000 Property Type House Suburb Camberwell

Period - From 01/10/2023 to 30/09/2024 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 | 49 Lansell Cr CAMBERWELL 3124 | $2,680,000 | 16/10/2024 |
| 2 | 182 Wattle Valley Rd CAMBERWELL 3124 | $2,600,000 | 19/09/2024 |
| 3 | 13 Dominic St CAMBERWELL 3124 | $2,580,000 | 01/06/2024 |

**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: 11/11/2024 09:35

# 35 Lansell Crescent, Camberwell Vic 3124

Stephen Gough
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4 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$2,680,000
**Median House Price**
Year ending September 2024: $2,580,000

## Comparable Properties



**49 Lansell Cr CAMBERWELL 3124 (REI)**

4 2 2

**Price:** $2,680,000
**Method:** Sold Before Auction
**Date:** 16/10/2024
**Property Type:** House (Res)
**Land Size:** 660 sqm approx

Agent Comments



**182 Wattle Valley Rd CAMBERWELL 3124 (REI)**

4 2 3

**Price:** $2,600,000
**Method:** Private Sale
**Date:** 19/09/2024
**Property Type:** House
**Land Size:** 787 sqm approx

Agent Comments



**13 Dominic St CAMBERWELL 3124 (REI/VG)**

4 2 2

**Price:** $2,580,000
**Method:** Auction Sale
**Date:** 01/06/2024
**Property Type:** House (Res)
**Land Size:** 794 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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