

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

43 LYNDEN STREET CAMBERWELL VIC 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$2,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,546,000

Property type

House

Suburb

Camberwell

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

70A ESSEX ROAD SURREY HILLS VIC 3127	\$1,950,000	11-May-24
162 PROSPECT HILL ROAD CANTERBURY VIC 3126	\$2,075,000	04-Mar-24

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 6 months.

This Statement of Information was prepared on: 25 July 2024



**70A ESSEX ROAD SURREY HILLS
VIC 3127**

 3  1  -

Sold Price

\$1,950,000

Sold Date

11-May-24

Distance

0.86km



**162 PROSPECT HILL ROAD
CANTERBURY VIC 3126**

 3  1  3

Sold Price

\$2,075,000

Sold Date

04-Mar-24

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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