# 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 Campbell Road, Deepdene Vic 3103

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$3,000,000		&		\$3,300,000				
Median sale price									
Median price	\$3,030,500	Property Type Hou		se		Suburb	Deepdene		
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	28 Grey St BALWYN 3103	\$3,205,000	24/02/2024
2	7 Reid St BALWYN 3103	\$3,200,000	06/10/2023
3	35 Deepdene Rd DEEPDENE 3103	\$3,150,000	29/09/2023

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:

26/02/2024 13:24









Property Type: House Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price Year ending December 2023: \$3,030,500

# **Comparable Properties**

28 Grey St BALWYN 3103 (REI) 5 2 2 2 Price: \$3,205,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 768 sqm approx	Agent Comments
7 Reid St BALWYN 3103 (REI) 3 2 2 2 Price: \$3,200,000 Method: Private Sale Date: 06/10/2023 Property Type: House Land Size: 689 sqm approx	Agent Comments
35 Deepdene Rd DEEPDENE 3103 (REI) 4 2 2 2 Price: \$3,150,000 Method: Private Sale Date: 29/09/2023 Property Type: House	Agent Comments

Account - Jellis Craig | P: 98305966



property data

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