

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 between \$3,000,000 & \$3,300,000

Median sale price

Median price \$3,030,500 Property Type House Suburb Deepdene

Period - From 01/01/2023 to 31/12/2023 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	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



4 2 2

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)

Agent Comments

5 2 2

Price: \$3,205,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 768 sqm approx



7 Reid St BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$3,200,000
Method: Private Sale
Date: 06/10/2023
Property Type: House
Land Size: 689 sqm approx



35 Deepdene Rd DEEPEENE 3103 (REI)

Agent Comments

4 2 2

Price: \$3,150,000
Method: Private Sale
Date: 29/09/2023
Property Type: House