

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 Lorne Grove, Camberwell Vic 3124

Indicative selling price

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

Range between \$7,000,000 & \$7,500,000

Median sale price*

Median price \$2,490,000 Property Type House Suburb Camberwell

Period - From 18/02/2023 to 23/05/2023 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		
2		
3		

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: 23/05/2023 14:17



Rooms: 10

Property Type: House (Res)

Land Size: 1405 sqm approx

Agent Comments

Renovated Victorian family home with grand hallway & ornate ceilings. Floodlit Tennis Court, in-ground solar heated swimming pool with self contained guesthouse/Studio. Ground floor Master bedroom with ensuite. Theatre/games room, library/office, leadlight windows & gleaming timber floorboards. European gourmet kitchen with balcony views, family dining & living area. Wrap-around verandahs with established lawns & garden. Quiet location, walk to Camberwell Junction & Train Station. Surrounded by the best public & private schools, parks & Anniversary Trail. Landsize : 1405 m2.

Comparable Properties

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