

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

7/157 Highfield Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$852,500

Property Type

Unit

Suburb

Camberwell

Period - From

04/12/2020

to

03/12/2021

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	10/126 Wattle Valley Rd CAMBERWELL 3124	\$720,000	21/07/2021
2	6/105 Wattle Valley Rd CAMBERWELL 3124	\$723,000	30/06/2021
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:

04/12/2021 11:58



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$720,000

Median Unit Price

04/12/2020 - 03/12/2021: \$852,500

Comparable Properties



10/126 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

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Price: \$720,000

Method: Sold Before Auction

Date: 21/07/2021

Property Type: Unit



6/105 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

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Price: \$723,000

Method: Sold Before Auction

Date: 30/06/2021

Property Type: Apartment

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.