

Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

#### 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

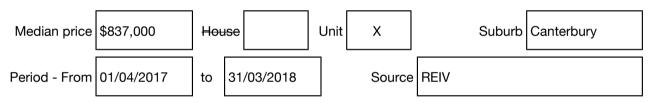
s 1/74 Wattle Valley Road, Canterbury Vic 3126 d e

#### Indicative selling price

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

Range between	\$870,000	&	\$940,000	

#### Median sale price



#### 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	3/45 Wattle Valley Rd CANTERBURY 3126	\$985,000	05/05/2018
2	2/216 Wattle Valley Rd CAMBERWELL 3124	\$952,000	05/05/2018
3	2/9 Middlesex Rd SURREY HILLS 3127	\$840,000	17/04/2018

#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Unit Land Size: 91 sqm approx Agent Comments Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

Indicative Selling Price \$870,000 - \$940,000 Median Unit Price Year ending March 2018: \$837,000

### **Comparable Properties**

3/45 Wattle Valley Rd CANTERBURY 3126 (REI) 2 1 1 1 Price: \$985,000 Method: Auction Sale Date: 05/05/2018 Rooms: 3 Property Type: Unit	Agent Comments Similar accommodation, 2 bedrooms & 1 bathroom
2/216 Wattle Valley Rd CAMBERWELL 3124 (REI) 2 1 1 1 Price: \$952,000 Method: Auction Sale Date: 05/05/2018 Rooms: 3 Property Type: Unit	Agent Comments Similar accommodation, 2 bedrooms & 1 bathroom
2/9 Middlesex Rd SURREY HILLS 3127 (REI/VG) 2 1 1 1 1 Price: \$840,000 Method: Sold Before Auction Date: 17/04/2018 Rooms: - Property Type: Unit	Agent Comments Similar accommodation, 2 bedrooms & 1 bathroom

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