

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

2/151 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$2,205,000

Property Type

House

Suburb

Camberwell

Period - From

01/10/2019

to

31/12/2019

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	3/28 Regent St CAMBERWELL 3124	\$1,632,500	04/01/2020
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:

06/03/2020 14:09



 4  3  2

Property Type: Townhouse (Res)

Land Size: 244 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

December quarter 2019: \$2,205,000

Comparable Properties



3/28 Regent St CAMBERWELL 3124 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,632,500

Method: Private Sale

Date: 04/01/2020

Property Type: Townhouse (Single)

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.