

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

4/151 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,500,000

Property Type

Townhouse

Suburb

Camberwell

Period - From

30/01/2022

to

29/01/2023

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	25a Webster St CAMBERWELL 3124	\$2,170,000	03/12/2022
2	86 Somers St BURWOOD 3125	\$1,755,000	16/11/2022
3	2/4 Garden Rd CAMBERWELL 3124	\$1,675,000	26/08/2022

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:

30/01/2023 14:18



4 0 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median Townhouse Price

30/01/2022 - 29/01/2023: \$1,500,000

Comparable Properties



25a Webster St CAMBERWELL 3124 (REI)

Agent Comments

4 3 3

Price: \$2,170,000

Method: Private Sale

Date: 03/12/2022

Property Type: Townhouse (Single)

Land Size: 360 sqm approx



86 Somers St BURWOOD 3125 (REI)

Agent Comments

4 2 2

Price: \$1,755,000

Method: Sold Before Auction

Date: 16/11/2022

Property Type: House (Res)

Land Size: 534 sqm approx



2/4 Garden Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$1,675,000

Method: Private Sale

Date: 26/08/2022

Property Type: Townhouse (Single)