

## 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

175 Wattle Valley Road, Camberwell VIC

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,700,000

**Median sale price**Median price 

\$1,820,000

Property type 

House

Suburb 

Camberwell

Period - From 

JULY 20

to

SEPT 20

Source 

REIV

**Comparable property sales**

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
98 Glyndon Road, Camberwell VIC 3124	\$1,688,000	21/11/2020
8 Albermede Court, Glen Iris VIC 3146	\$1,570,000	31/10/2020
9A Fordham Avenue Camberwell VIC 3124	\$ 1,548,000	04/12/2020

This Statement of Information was prepared on: 

23/12/2020

## Comparable properties



**\$1,688,000**

98 Glyndon Road, ~~Camberwell~~, Victoria

DATE: 21.11.2020

PROPERTY TYPE: House

 3     1  
 1     525 ~~sqm~~



**\$1,570,000**

8 Albemarle Court, Glen Iris, Victoria

DATE: 31.10.2020

PROPERTY TYPE: House

 3     1  
 1     561 ~~sqm~~



**\$1,548,000**

9A Fordham Avenue, Camberwell, Victoria

DATE: 04.12.2020

PROPERTY TYPE: House

 3     2  
 1     478 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee