

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

190 Wattle Valley Road Ex, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,452,000 Property Type House Suburb Camberwell

Period - From 01/04/2024 to 30/06/2024 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	182 Wattle Valley Rd CAMBERWELL 3124	\$2,600,000	19/09/2024
2	3 Ruyton St CAMBERWELL 3124	\$2,300,000	18/07/2024
3	164 Highfield Rd CAMBERWELL 3124	\$2,300,000	11/05/2024

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:

25/09/2024 09:10



Property Type:

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

June quarter 2024: \$2,452,000

Comparable Properties



182 Wattle Valley Rd CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,600,000

Method: Private Sale

Date: 19/09/2024

Property Type: House

Land Size: 787 sqm approx



3 Ruyton St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,300,000

Method: Private Sale

Date: 18/07/2024

Property Type: House

Land Size: 706 sqm approx



164 Highfield Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$2,300,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 734 sqm approx

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