# 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

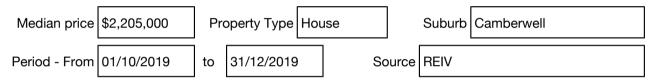
103 Wattle Valley Road, Camberwell Vic 3124

## Indicative selling price

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Single price \$3,590,000

#### 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.

Add	dress of comparable property	Price	Date of sale
1	7 Mangarra Rd CANTERBURY 3126	\$3,100,000	02/12/2019
2	5 Milton St CANTERBURY 3126	\$3,850,000	26/10/2019
3	62 Wattle Valley Rd CANTERBURY 3126	\$3,940,000	14/09/2019

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:

22/02/2020 17:13









**Property Type:** House (Res) **Land Size:** 1049 sqm approx Agent Comments Indicative Selling Price \$3,590,000 Median House Price December quarter 2019: \$2,205,000

# **Comparable Properties**

7 Mangarra Rd CANTERBURY 3126 (REI) 4 1 2 Price: \$3,100,000 Method: Private Sale Date: 02/12/2019 Property Type: House (Res) Land Size: 1320 sqm approx	Agent Comments
5 Milton St CANTERBURY 3126 (REI) 5 m 3 2 Price: \$3,850,000 Method: Auction Sale Date: 26/10/2019 Property Type: House (Res)	Agent Comments
62 Wattle Valley Rd CANTERBURY 3126 (REI/VG) 5 2 2 2 Price: \$3,940,000 Method: Auction Sale Date: 14/09/2019 Property Type: House (Res) Land Size: 1043 sqm approx	Agent Comments

Account - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957



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.