

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$3,590,000

### 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	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



4 4 3

**Property Type:** House (Res)  
**Land Size:** 1049 sqm approx  
**Agent Comments**

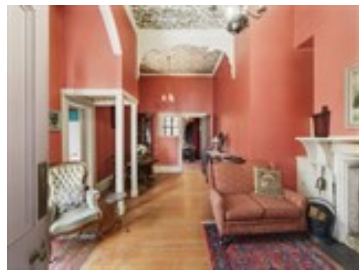
**Indicative Selling Price**

\$3,590,000

**Median House Price**

December quarter 2019: \$2,205,000

## Comparable Properties



**7 Mangarra Rd CANTERBURY 3126 (REI)**

**Agent Comments**

4 1 2

**Price:** \$3,100,000  
**Method:** Private Sale  
**Date:** 02/12/2019  
**Property Type:** House (Res)  
**Land Size:** 1320 sqm approx



**5 Milton St CANTERBURY 3126 (REI)**

**Agent Comments**

5 3 2

**Price:** \$3,850,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House (Res)



**62 Wattle Valley Rd CANTERBURY 3126 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$3,940,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Property Type:** House (Res)  
**Land Size:** 1043 sqm approx