

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

6/115 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$818,000 Property Type Unit Suburb Camberwell

Period - From 01/04/2019 to 30/06/2019 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	1/145 Through Rd CAMBERWELL 3124	\$806,000	18/05/2019
2	2/8 Cooloongatta Rd CAMBERWELL 3124	\$796,000	22/06/2019
3	3/3 Glyndon Rd CAMBERWELL 3124	\$749,000	01/06/2019

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: 10/10/2019 15:58



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/145 Through Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$806,000

Method: Auction Sale

Date: 18/05/2019

Property Type: Unit



2/8 Cooloongatta Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$796,000

Method: Auction Sale

Date: 22/06/2019

Property Type: Unit



3/3 Glyndon Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$749,000

Method: Private Sale

Date: 01/06/2019

Property Type: Unit