## 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

15 Woodlands Avenue, Camberwell Vic 3124

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,850,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$2,565,000	Pro	operty Type	Hou	ouse		Suburb	Camberwell
Period - From	01/10/2022	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	922 Toorak Rd CAMBERWELL 3124	\$1,986,000	17/06/2023
2	9 Woodlands Av CAMBERWELL 3124	\$1,810,000	24/08/2023
3			

OR

**B**<sup>\*</sup> 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:

17/10/2023 13:43



### 15 Woodlands Avenue, Camberwell Vic 3124





Property Type: House Agent Comments Richard Winneke 03 9810 5081 0418 136 858 richardwinneke@jelliscraig.com.au

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price Year ending September 2023: \$2,565,000

# **Comparable Properties**



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.

#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

propertydata



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