

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 consumer.vic.gov.au/underquoting

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,565,000 Property Type House Suburb Camberwell

Period - From 01/10/2022 to 30/09/2023 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	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* 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



Property Type: House

Agent Comments

Comparable Properties



922 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,986,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 816 sqm approx



9 Woodlands Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,810,000

Method: Sold Before Auction

Date: 24/08/2023

Property Type: House (Res)

Land Size: 706 sqm approx

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.