## 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	164 Wattle Valley Road, Camberwell Vic 3124
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$2,400,000	&	\$2,600,000
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### Median sale price

Median price	\$2,555,500	Pro	perty Type	House		Suburb	Camberwell
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	7 Lesley St CAMBERWELL 3124	\$2,605,002	24/02/2024
2	34 Bath Rd GLEN IRIS 3146	\$2,600,000	17/02/2024
3	25 George St CAMBERWELL 3124	\$2,400,000	14/12/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/02/2024 13:35





Mark Pezzin 03 9810 5000 0403 537 105 MarkPezzin@jelliscraig.com.au

**Indicative Selling Price** \$2,400,000 - \$2,600,000 **Median House Price** December quarter 2023: \$2,555,500



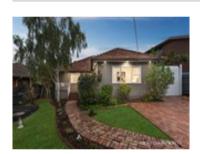


Rooms: 9

Property Type: House Land Size: 686 sqm approx

**Agent Comments** 

# Comparable Properties



7 Lesley St CAMBERWELL 3124 (REI)





Price: \$2,605,002 Method: Auction Sale Date: 24/02/2024 Property Type: House Land Size: 880 sqm approx Agent Comments



34 Bath Rd GLEN IRIS 3146 (REI)





Price: \$2,600,000 Method: Auction Sale Date: 17/02/2024

Property Type: House (Res) Land Size: 690 sqm approx

Agent Comments



25 George St CAMBERWELL 3124 (REI/VG)





Price: \$2,400,000 Method: Private Sale Date: 14/12/2023 Property Type: House Land Size: 783 sqm approx Agent Comments

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



