

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

164 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$2,400,000

 &

\$2,600,000

Median sale price

Median price

\$2,555,500

 Property 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	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 comparable properties 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



Rooms: 9

Property Type: House

Land Size: 686 sqm approx

Agent Comments

Comparable Properties



7 Lesley St CAMBERWELL 3124 (REI)

Agent Comments



Price: \$2,605,002

Method: Auction Sale

Date: 24/02/2024

Property Type: House

Land Size: 880 sqm approx



34 Bath Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,600,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 690 sqm approx



25 George St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 14/12/2023

Property Type: House

Land Size: 783 sqm approx