

# 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

170 Wattle Valley Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$5,200,000 & \$5,500,000

### Median sale price

Median price \$2,437,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 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	27 Queens Pde GLEN IRIS 3146	\$5,620,000	23/10/2023
2	16 Staughton Rd GLEN IRIS 3146	\$5,560,000	15/02/2024
3	31 Kalang Rd CAMBERWELL 3124	\$5,380,000	20/09/2023

**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:

27/02/2024 12:46



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**Property Type:** House (Res)

**Land Size:** 777 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$5,200,000 - \$5,500,000

**Median House Price**

Year ending December 2023: \$2,437,000

## Comparable Properties



**27 Queens Pde GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

 5  5  3

**Price:** \$5,620,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** House

**Land Size:** 655 sqm approx



**16 Staughton Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

 5  6  6

**Price:** \$5,560,000

**Method:** Private Sale

**Date:** 15/02/2024

**Property Type:** House

**Land Size:** 748 sqm approx



**31 Kalang Rd CAMBERWELL 3124 (VG)**

**Agent Comments**

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**Price:** \$5,380,000

**Method:** Sale

**Date:** 20/09/2023

**Property Type:** House (Res)

**Land Size:** 769 sqm approx

**Account - Marshall White** | P: 03 9822 9999