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

2/105 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$600,000		&		\$650,000			
Median sale pr	rice							
Median price	\$830,000	Pro	operty Type	Unit			Suburb	Camberwell
Period - From	13/11/2022	to	12/11/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	9/105 Wattle Valley Rd CAMBERWELL 3124	\$699,000	14/10/2023
2	9/105 Wattle Valley Rd CAMBERWELL 3124	\$699,000	14/10/2023
3	7/9 Acheron Av CAMBERWELL 3124	\$625,000	23/09/2023

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:

13/11/2023 14:17







Property Type: Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 13/11/2022 - 12/11/2023: \$830,000

Comparable Properties



9/105 Wattle Valley Rd CAMBERWELL 3124 (REI)



Price: \$699,000 Method: Auction Sale Date: 14/10/2023 Property Type: Unit

9/105 Wattle Valley Rd CAMBERWELL 3124 (REI) Agent Comments

Agent Comments



Price: \$699,000 Method: Auction Sale Date: 14/10/2023 Property Type: Unit

7/9 Acheron Av CAMBERWELL 3124 (REI)



Agent Comments

Price: \$625,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388



property data

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