

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 consumer.vic.gov.au/underquoting

Range between \$600,000 & \$650,000

Median sale price

Median price \$830,000 Property Type Unit Suburb Camberwell

Period - From 13/11/2022 to 12/11/2023 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	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)

Agent Comments



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



9/105 Wattle Valley Rd CAMBERWELL 3124 (REI)

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