Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/107 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,450,000		&		\$1,550,000					
Median sale p	rice									
Median price	\$1,780,000	Pro	operty Type	Том	nhouse		Suburb	Camberwell		
Period - From	08/11/2022	to	07/11/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	85a Highfield Rd CANTERBURY 3126	\$1,570,000	07/10/2023
2			
3			

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:

08/11/2023 16:56









Property Type: Townhouse Agent Comments

Peter Vigano 03 9810 5000 0407 301 224 petervigano@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,550,000 Median Townhouse Price 08/11/2022 - 07/11/2023: \$1,780,000

Agent Comments

Comparable Properties



85a Highfield Rd CANTERBURY 3126 (REI)



Price: \$1,570,000 Method: Auction Sale Date: 07/10/2023 Property Type: Townhouse (Res)

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.

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

propertydata



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