Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Propert Propert	ty offered	for sale	À
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Address Including suburb and postcode	3/106 Warrigal Rd, Camberwell Vic 3124

Indicative selling price

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

Range between \$975	,000	3	\$1,072,500
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Median sale price

Median price	\$899,000	Pro	perty Type Ur	nit		Suburb	Camberwell
Period - From	01/10/2023	to	31/12/2023	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	3/3 Union Rd SURREY HILLS 3127	\$1,080,000	02/11/2023
2	4/245 Highfield Rd CAMBERWELL 3124	\$995,000	26/08/2023
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:	01/02/2024 11:35
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Date of sale

woodards **W**

Rachel Muir 03 9805 1111 rmuir@woodards.com.au

Indicative Selling Price \$975,000 - \$1,072,500 **Median Unit Price** December quarter 2023: \$899,000



Rooms: 5 Property Type: Unit

Agent Comments

Comparable Properties



3/3 Union Rd SURREY HILLS 3127 (REI)





Method: Sold Before Auction

Date: 02/11/2023 Property Type: Villa

Price: \$1,080,000

Agent Comments



4/245 Highfield Rd CAMBERWELL 3124

(REI/VG)





Price: \$995,000 Method: Auction Sale Date: 26/08/2023 Property Type: Unit

Land Size: 230 sqm approx

Agent Comments

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 - Woodards | P: 03 9805 1111 | F: 03 9805 1199





Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	4/106 Warrigal Rd, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Range between \$975	,000	3	\$1,072,500
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Median sale price

Median price	\$899,000	Pro	perty Type U	nit		Suburb	Camberwell
Period - From	01/10/2023	to	31/12/2023	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.

Address of comparable property

1	3/3 Union Rd SURREY HILLS 3127	\$1,080,000	02/11/2023
2	2/366-370 Elgar Rd BOX HILL 3128	\$1,020,000	02/12/2023
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.

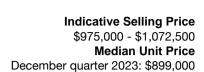
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Date of sale



Rachel Muir 03 9805 1111 rmuir@woodards.com.au







Comparable Properties



3/3 Union Rd SURREY HILLS 3127 (REI)





Price: \$1,080,000

Method: Sold Before Auction

Date: 02/11/2023 Property Type: Villa **Agent Comments**



2/366-370 Elgar Rd BOX HILL 3128 (REI)







Agent Comments

Price: \$1,020,000 Method: Auction Sale Date: 02/12/2023

Property Type: Townhouse (Res) Land Size: 213 sqm approx

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.

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