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 3/119 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|------------|
| Range betwee | \$1,800,000 | | & | | \$1,950,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,600,000 | Pro | operty Type | Том | nhouse | | Suburb | Camberwell |
| Period - From | 17/04/2023 | to | 16/04/2024 | Ļ | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|-------------------------------------|-------------|--------------|
| 1 | 3/4 Garden Rd CAMBERWELL 3124 | \$1,900,000 | 11/01/2024 |
| 2 | 5/71 Through Rd CAMBERWELL 3124 | \$1,870,000 | 25/11/2023 |
| 3 | 1/78 Middlesex Rd SURREY HILLS 3127 | \$1,845,000 | 01/03/2024 |

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:

17/04/2024 14:47







Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,800,000 - \$1,950,000 Median Townhouse Price 17/04/2023 - 16/04/2024: \$1,600,000

Comparable Properties

3/4 Garden Rd CAMBERWELL 3124 (VG)



Price: \$1,900,000 Method: Sale Date: 11/01/2024 Property Type: Flat/Unit/Apartment (Res)



5/71 Through Rd CAMBERWELL 3124 (REI/VG) Agent Comments

Agent Comments



Price: \$1,870,000 Method: Auction Sale Date: 25/11/2023 Property Type: Townhouse (Res)



1/78 Middlesex Rd SURREY HILLS 3127 (REI) Agent Comments



Price: \$1,845,000 Method: Sold Before Auction Date: 01/03/2024 Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



propertydata

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