

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 3/119 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,600,000 Property Type Townhouse Suburb Camberwell

Period - From 17/04/2023 to 16/04/2024 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	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



4 3 2

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)

Agent Comments

4 - -

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**

3 2 2

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

4 3 2

Price: \$1,845,000

Method: Sold Before Auction

Date: 01/03/2024

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999