Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	7/126 Wattle Valley Road, Camberwell Vic 3124
Including suburb and	
postcode	

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$820,000	Pr	operty Type Un	it		Suburb	Camberwell
Period - From 01/07/2022	to	30/06/2023	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	6/35 Lithgow St GLEN IRIS 3146	\$610,000	04/03/2023
2	16/126 Wattle Valley Rd CAMBERWELL 3124	\$600,000	21/02/2023
3	3/685 Riversdale Rd CAMBERWELL 3124	\$600,000	21/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/08/2023 15:30





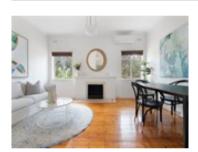




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$580,000 **Median Unit Price** Year ending June 2023: \$820,000

Comparable Properties



6/35 Lithgow St GLEN IRIS 3146 (REI/VG)





Price: \$610,000 Method: Auction Sale Date: 04/03/2023 Property Type: Unit

Agent Comments



16/126 Wattle Valley Rd CAMBERWELL 3124

(REI/VG)





Price: \$600,000

Method: Sold Before Auction

Date: 21/02/2023 Property Type: Unit Agent Comments



3/685 Riversdale Rd CAMBERWELL 3124

(REI/VG) **1** 2



Price: \$600.000 Method: Private Sale Date: 21/03/2023 Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966





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