

# 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

7 Wiringa Avenue, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,400,000 & \$3,600,000

### Median sale price

Median price \$2,437,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 to 31/12/2023 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	13 Hunter Rd CAMBERWELL 3124	\$3,500,000	03/11/2023
2	10 Suffolk Rd SURREY HILLS 3127	\$3,490,000	05/10/2023
3	130 Wattle Valley Rd CAMBERWELL 3124	\$3,471,000	21/10/2023

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:

21/02/2024 20:16



4 3 2

**Property Type:** House  
**Land Size:** 800 sqm approx

**Indicative Selling Price**  
\$3,400,000 - \$3,600,000  
**Median House Price**  
Year ending December 2023: \$2,437,000

## Comparable Properties



13 Hunter Rd CAMBERWELL 3124 (REI)

Agent Comments

4 2 2

**Price:** \$3,500,000  
**Method:** Private Sale  
**Date:** 03/11/2023  
**Property Type:** House  
**Land Size:** 917 sqm approx



10 Suffolk Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

5 3 2

**Price:** \$3,490,000  
**Method:** Auction Sale  
**Date:** 05/10/2023  
**Property Type:** House (Res)  
**Land Size:** 995 sqm approx



130 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 5

**Price:** \$3,471,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House  
**Land Size:** 770 sqm approx

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