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 8 Wiringa Avenue, Camberwell Vic 3124

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$2,500,000		&		\$2,750,000			
Median sale p	rice							
Median price	\$2,555,500	Pro	operty Type	Hou	se		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	15 Woodlands Av CAMBERWELL 3124	\$2,810,000	02/12/2023
2	9 Wiringa Av CAMBERWELL 3124	\$2,670,000	05/08/2023
3	34 Smith Rd CAMBERWELL 3124	\$2,460,000	13/12/2023

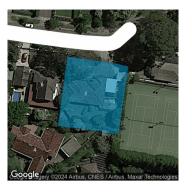
OR

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:

05/02/2024 10:47







Property Type: House Land Size: 868 sqm approx Agent Comments

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price December guarter 2023: \$2,555,500

Comparable Properties



15 Woodlands Av CAMBERWELL 3124 (REI)



Price: \$2.810.000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 865 sqm approx



9 Wiringa Av CAMBERWELL 3124 (REI/VG)

Agent Comments

Agent Comments

Price: \$2,670,000 Method: Auction Sale Date: 05/08/2023 Property Type: House (Res) Land Size: 799 sqm approx

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34 Smith Rd CAMBERWELL 3124 (REI)



Price: \$2,460,000 Method: Private Sale Date: 13/12/2023

Land Size: 809 sqm approx

Property Type: House

Agent Comments

Account - Heavyside



propertydata

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