

# 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

9 Wandin Road, 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$2,500,000 Property Type House Suburb Camberwell

Period - From 01/04/2023 to 31/03/2024 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 | 2/107 Wattle Valley Rd CAMBERWELL 3124 | \$1,751,000 | 02/12/2023   |
| 2 | 2/27 Maling Rd CANTERBURY 3126         | \$1,660,000 | 02/12/2023   |
| 3 | 27 Wandin Rd CAMBERWELL 3124           | \$1,590,000 | 17/02/2024   |

**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:

20/05/2024 16:00

Chris Gillon  
03 9805 1111  
0407 409 227  
cgillon@woodards.com.au



 3    2    1

**Rooms:** 3

**Property Type:** House

**Land Size:** 272 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

Year ending March 2024: \$2,500,000

## Comparable Properties



2/107 Wattle Valley Rd CAMBERWELL 3124  
(REI/VG)

Agent Comments

 3    2    2

**Price:** \$1,751,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Townhouse (Res)



2/27 Maling Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 3    2    3

**Price:** \$1,660,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)



27 Wandin Rd CAMBERWELL 3124 (REI)

Agent Comments

 2    1    -

**Price:** \$1,590,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 329 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199