

# 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 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 \$2,250,000 & \$2,475,000

### Median sale price

Median price \$2,490,000 Property Type House Suburb Camberwell

Period - From 01/01/2023 to 31/03/2023 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	8 Maysia St CANTERBURY 3126	\$2,360,800	15/11/2022
2	9 Airley Rd GLEN IRIS 3146	\$2,315,000	18/03/2023
3	92 Warrigal Rd SURREY HILLS 3127	\$1,840,000	17/01/2023

**OR**

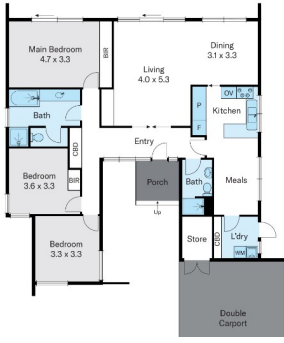
~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/04/2023 08:48

9 Wiringa Avenue, Camberwell Vic 3124

Tim Heavyside  
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**Property Type:** House  
**Land Size:** 799 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,250,000 - \$2,475,000  
**Median House Price**  
March quarter 2023: \$2,490,000

## Comparable Properties



**8 Maysia St CANTERBURY 3126 (REI/VG)**

**Agent Comments**



**Price:** \$2,360,800  
**Method:** Sold Before Auction  
**Date:** 15/11/2022  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**9 Airley Rd GLEN IRIS 3146 (REI)**

**Agent Comments**



**Price:** \$2,315,000  
**Method:** Auction Sale  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 757 sqm approx



**92 Warrigal Rd SURREY HILLS 3127 (REI)**

**Agent Comments**



**Price:** \$1,840,000  
**Method:** Private Sale  
**Date:** 17/01/2023  
**Property Type:** House  
**Land Size:** 738 sqm approx

**Account - Heavyside**



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