

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

1/204 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$2,170,000 Property Type House Suburb Camberwell

Period - From 01/04/2020 to 31/03/2021 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	1/11 Grandview Av GLEN IRIS 3146	\$1,800,000	27/03/2021
2	1/71 Wattle Valley Rd CANTERBURY 3126	\$1,790,000	29/01/2021
3	3/70 Wattle Valley Rd CANTERBURY 3126	\$1,685,000	01/04/2021

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:

29/04/2021 16:17



Rooms: 7
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
Year ending March 2021: \$2,170,000

Comparable Properties



1/11 Grandview Av GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Townhouse (Res)
Land Size: 339 sqm approx

1/71 Wattle Valley Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$1,790,000
Method: Sold Before Auction
Date: 29/01/2021
Property Type: Townhouse (Res)



3/70 Wattle Valley Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$1,685,000
Method: Private Sale
Date: 01/04/2021
Property Type: Townhouse (Single)
Land Size: 245 sqm approx