

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	23 Wandin Road, Camberwell Vic 3124
---	-------------------------------------

Indicative selling price

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

Range between	\$1,750,000	&	\$1,925,000
---------------	-------------	---	-------------

Median sale price

Median price	\$1,835,000	House	X	Unit		Suburb	Camberwell
Period - From	01/01/2019	to	31/03/2019	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	3 Golding St CANTERBURY 3126	\$1,970,000	16/03/2019
2	16 Killarra Av CAMBERWELL 3124	\$1,880,000	02/03/2019
3	37 Christowel St CAMBERWELL 3124	\$1,785,000	16/03/2019

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.



4 2 2

Rooms:
Property Type: House
Land Size: 500 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,925,000
Median House Price
 March quarter 2019: \$1,835,000

Comparable Properties



3 Golding St CANTERBURY 3126 (REI)

5 2 1

Price: \$1,970,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments

Smaller land, one extra small bedroom



16 Killarra Av CAMBERWELL 3124 (REI/VG)

3 2 2

Price: \$1,880,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments

Larger land, one less bedroom



37 Christowel St CAMBERWELL 3124 (REI)

4 2 2

Price: \$1,785,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments

Similar house