

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 95 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,015,000 Property Type House Suburb Camberwell

Period - From 01/10/2018 to 30/09/2019 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	9 Hartwell Hill Rd CAMBERWELL 3124	\$2,504,000	07/09/2019
2	41 Allambee Av CAMBERWELL 3124	\$2,300,000	26/10/2019
3	24 Bringa Av CAMBERWELL 3124	\$2,150,000	28/06/2019

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.~~

This Statement of Information was prepared on: 08/11/2019 12:12



Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending September 2019: \$2,015,000

Comparable Properties



9 Hartwell Hill Rd CAMBERWELL 3124 (REI) Agent Comments



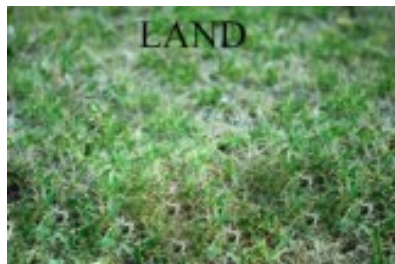
Price: \$2,504,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 909 sqm approx



41 Allambee Av CAMBERWELL 3124 (REI) Agent Comments



Price: \$2,300,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 919 sqm approx



24 Bringa Av CAMBERWELL 3124 (VG) Agent Comments



Price: \$2,150,000
Method: Sale
Date: 28/06/2019
Property Type: House (Res)
Land Size: 1003 sqm approx