

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

2/172 Wattle Valley Road, Camberwell Vic 3124

Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

Median sale price

Median price

\$1,527,500

Property Type

Townhouse

Suburb

Camberwell

Period - From

15/07/2023

to

14/07/2024

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	2/5 Payne St SURREY HILLS 3127	\$1,900,000	16/03/2024
2	1/13 Halley Av CAMBERWELL 3124	\$1,868,000	11/05/2024
3	71 Maling Rd CANTERBURY 3126	\$1,800,000	02/04/2024

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:

15/07/2024 13:48

2/172 Wattle Valley Road, Camberwell Vic 3124

**Jellis
Craig**

Mark Pezzin
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MarkPezzin@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median Townhouse Price

15/07/2023 - 14/07/2024: \$1,527,500

 3  2  2

Rooms: 5

Property Type: Townhouse

Agent Comments



Comparable Properties



2/5 Payne St SURREY HILLS 3127 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,900,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Res)

Land Size: 389 sqm approx



1/13 Halley Av CAMBERWELL 3124 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,868,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Unit

Land Size: 357 sqm approx



71 Maling Rd CANTERBURY 3126 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,800,000

Method: Expression of Interest

Date: 02/04/2024

Property Type: House (Res)

Land Size: 400 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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