

## 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

2/151 Wattle Valley Road, Camberwell Vic 3124

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	1/10 Lesley St CAMBERWELL 3124	\$1,900,000	07/12/2017
2	13 Webster St CAMBERWELL 3124	\$1,890,000	18/11/2017
3	9a Netherway St CAMBERWELL 3124	\$1,690,000	08/09/2017

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   3   2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 244 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,800,000  
**Median Unit Price**  
December quarter 2017: \$790,000

## Comparable Properties



1/10 Lesley St CAMBERWELL 3124 (REI)

Agent Comments

4   2   2

**Price:** \$1,900,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2017  
**Rooms:** 8  
**Property Type:** Townhouse (Res)  
**Land Size:** 438 sqm approx



13 Webster St CAMBERWELL 3124 (REI)

Agent Comments

4   3   1

**Price:** \$1,890,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 342 sqm approx



9a Netherway St CAMBERWELL 3124 (REI/VG) Agent Comments

4   3   2

**Price:** \$1,690,000  
**Method:** Private Sale  
**Date:** 08/09/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 400 sqm approx