

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

44a Reynolds Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$700,000 & \$760,000

Median sale price

Median price \$791,000 Property Type House Suburb Wattle Glen

Period - From 01/07/2018 to 30/06/2019 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	27 Phipps Cr DIAMOND CREEK 3089	\$751,306	24/08/2019
2	163 Broad Gully Rd DIAMOND CREEK 3089	\$740,000	07/09/2019
3	171 Broad Gully Rd DIAMOND CREEK 3089	\$722,500	07/05/2019

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:

16/10/2019 16:04



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Property Type: House (Res)

Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$760,000

Median House Price

Year ending June 2019: \$791,000

Comparable Properties



27 Phipps Cr DIAMOND CREEK 3089 (REI)

Agent Comments

4 1 2

Price: \$751,306

Method: Sold Before Auction

Date: 24/08/2019

Rooms: 5

Property Type: House (Res)

Land Size: 390 sqm approx



163 Broad Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 -

Price: \$740,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 799 sqm approx



171 Broad Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 -

Price: \$722,500

Method: Private Sale

Date: 07/05/2019

Rooms: 7

Property Type: House (Res)

Land Size: 798 sqm approx