

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

39 Kamarooka Drive, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$800,000 Property Type House Suburb Wattle Glen

Period - From 01/01/2019 to 31/12/2019 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	2 Siyan Rise DIAMOND CREEK 3089	\$910,000	10/03/2020
2	27 Anne St DIAMOND CREEK 3089	\$890,000	09/11/2019
3	25 Landex Ct DIAMOND CREEK 3089	\$842,000	18/11/2019

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:

24/03/2020 12:44



 4  2  2

Rooms: 7
Property Type: House
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending December 2019: \$800,000

Comparable Properties



2 Siyan Rise DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$910,000
Method: Private Sale
Date: 10/03/2020
Rooms: 6
Property Type: House
Land Size: 651 sqm approx

27 Anne St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  6

Price: \$890,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)
Land Size: 822 sqm approx



25 Landex Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  1

Price: \$842,000
Method: Private Sale
Date: 18/11/2019
Property Type: House
Land Size: 943 sqm approx