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	31 Sunnyside Crescent, Wattle Glen Vic 3096
Including suburb and	
postcode	

Indicative selling price

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

Range between \$370,000 & \$400,000	Range between	\$370,000	&	\$400,000
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Median sale price

Median price	\$775,000	Pro	perty Type H	louse		Suburb	Wattle Glen
Period - From	17/09/2018	to	16/09/2019		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

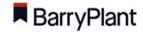
Add	dress of comparable property	Price	Date of sale
1	35 Aspiration Rise DIAMOND CREEK 3089	\$480,000	14/08/2019
2	10 Emu Ct DIAMOND CREEK 3089	\$475,000	21/07/2019
3	42 Serenity PI DIAMOND CREEK 3089	\$429,000	19/06/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/09/2019 16:40













Property Type: Land Land Size: 984 sqm approx **Agent Comments**

Indicative Selling Price \$370,000 - \$400,000 **Median House Price** 17/09/2018 - 16/09/2019: \$775,000

Comparable Properties



35 Aspiration Rise DIAMOND CREEK 3089

(REI)

Price: \$480,000 Method: Private Sale Date: 14/08/2019 Property Type: Land Land Size: 950 sqm approx **Agent Comments**



10 Emu Ct DIAMOND CREEK 3089 (REI/VG)



Price: \$475,000 Method: Private Sale Date: 21/07/2019 Property Type: Land Land Size: 1348 sqm approx

Agent Comments



42 Serenity PI DIAMOND CREEK 3089

(REI/VG)





Price: \$429,000 Method: Private Sale Date: 19/06/2019 Property Type: Land

Land Size: 1366 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94381133



