

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

6 Upper Road, Wattle Glen Vic 3096

Indicative selling price

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

Single price

\$450,000

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	31 Sunnyside Cr WATTLE GLEN 3096	\$440,000	19/10/2019
2	2a Discovery Dr DIAMOND CREEK 3089	\$440,000	13/09/2019
3	7 Herberts La DIAMOND CREEK 3089	\$430,000	25/11/2019

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:

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Property Type: Land
Land Size: 482 sqm approx
Agent Comments

Indicative Selling Price
\$450,000
Median House Price
Year ending December 2019: \$800,000

Comparable Properties



31 Sunnyside Cr WATTLE GLEN 3096 (REI/VG) **Agent Comments**



Price: \$440,000
Method: Auction Sale
Date: 19/10/2019
Property Type: Land (Res)
Land Size: 982 sqm approx

2a Discovery Dr DIAMOND CREEK 3089 (VG) **Agent Comments**



Price: \$440,000
Method: Sale
Date: 13/09/2019
Property Type: Land
Land Size: 503 sqm approx

7 Herberts La DIAMOND CREEK 3089 (VG) **Agent Comments**



Price: \$430,000
Method: Sale
Date: 25/11/2019
Property Type: Land
Land Size: 626 sqm approx