

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

1/2 Warrington Crescent, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$737,500

House

X

Unit

Suburb Wattle Glen

Period - From 01/07/2016

to

30/06/2017

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	13 Haven La DIAMOND CREEK 3089	\$576,500	04/04/2017
2	2/29 Sunnyside Cr WATTLE GLEN 3096	\$550,000	28/03/2017
3	1/118 Main Hurstbridge Rd DIAMOND CREEK 3089	\$520,000	17/07/2017

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.

This advice does not form part of this Statement of Information *Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.



 3  1  1

Rooms: 5
Property Type: Unit
Land Size: 418 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending June 2017: \$737,500

Comparable Properties



13 Haven La DIAMOND CREEK 3089 (REI/VG) [Agent Comments](#)

 3  2  1

Price: \$576,500
Method: Private Sale
Date: 04/04/2017
Rooms: 5
Property Type: House
Land Size: 233 sqm approx



2/29 Sunnyside Cr WATTLE GLEN 3096 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$550,000
Method: Private Sale
Date: 28/03/2017
Rooms: 4
Property Type: House



1/118 Main Hurstbridge Rd DIAMOND CREEK 3089 (REI/VG) [Agent Comments](#)

 3  1  1

Price: \$520,000
Method: Private Sale
Date: 17/07/2017
Rooms: 6
Property Type: Flat/Unit/Apartment (Res)
Land Size: 474 sqm approx