

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	2/2 Warrington Crescent, Wattle Glen Vic 3096
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Indicative selling price

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

Range between	\$490,000	&	\$530,000
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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		
2		
3		

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.

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.



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Rooms:

Property Type: Townhouse
(Single)

Land Size: 438 sqm approx

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median House Price

Year ending June 2017: \$737,500

Comparable Properties
