

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

16 Kamarooka Drive, Wattle Glen Vic 3096

Indicative selling price

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

Single price

\$859,000

Median sale price

Median price

\$885,000

Property Type

House

Suburb

Wattle Glen

Period - From

01/01/2022

to

31/03/2022

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	50 Sunnyside Cr WATTLE GLEN 3096	\$890,000	09/12/2021
2	67 Sunnyside Cr WATTLE GLEN 3096	\$885,000	19/02/2022
3	42 Park Av WATTLE GLEN 3096	\$840,000	13/03/2022

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:

21/04/2022 15:27



 4  2  3

Property Type: House
Land Size: 785 sqm approx
Agent Comments

Indicative Selling Price
\$859,000
Median House Price
March quarter 2022: \$885,000

Comparable Properties



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

 4  2  2

Price: \$890,000
Method: Private Sale
Date: 09/12/2021
Property Type: House
Land Size: 902 sqm approx



67 Sunnyside Cr WATTLE GLEN 3096 (REI) **Agent Comments**

 4  2  1

Price: \$885,000
Method: Private Sale
Date: 19/02/2022
Rooms: 6
Property Type: House (Res)
Land Size: 764 sqm approx



42 Park Av WATTLE GLEN 3096 (REI/VG) **Agent Comments**

 4  2  2

Price: \$840,000
Method: Private Sale
Date: 13/03/2022
Property Type: House
Land Size: 1059 sqm approx