

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

10 MANNISH ROAD WATTLE GLEN VIC 3096

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Wattle Glen

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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 BALMORAL CIRCUIT ELTHAM VIC 3095	\$1,305,000	07-Dec-24
99 NAPOLEON STREET ELTHAM VIC 3095	\$1,370,000	30-Nov-24
20 IRENE COURT DIAMOND CREEK VIC 3089	\$1,220,000	16-Nov-24

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 6 months.~~

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1 BALMORAL CIRCUIT ELTHAM VIC 3095 Sold Price **\$1,305,000** Sold Date **07-Dec-24**

4 2 2

Distance **4.45km**



99 NAPOLEON STREET ELTHAM VIC 3095 Sold Price ^{RS} **\$1,370,000** Sold Date **30-Nov-24**

3 2 2

Distance **7.44km**



20 IRENE COURT DIAMOND CREEK VIC 3089 Sold Price ^{RS} **\$1,220,000** Sold Date **16-Nov-24**

3 2 2

Distance **5.58km**

RS = Recent sale

UN = Undisclosed Sale

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