

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 Pretty Hill Lane, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$910,000

Property Type House

Suburb Wattle Glen

Period - From 01/01/2023

to

31/12/2023

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	81 Mannish Rd WATTLE GLEN 3096	\$1,451,000	07/02/2024
2	118 Perversi Av DIAMOND CREEK 3089	\$1,260,000	29/11/2023
3	24 Lorimer Rd WATTLE GLEN 3096	\$900,000	22/09/2023

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:

19/02/2024 14:38



 3  1  2

Property Type: House
Land Size: 16324 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending December 2023: \$910,000

Comparable Properties



81 Mannish Rd WATTLE GLEN 3096 (REI)

Agent Comments

 4  2  2

Price: \$1,451,000
Method: Private Sale
Date: 07/02/2024
Property Type: Rural Residential
Land Size: 22250 sqm approx



118 Perversi Av DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  3

Price: \$1,260,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 12918 sqm approx



24 Lorimer Rd WATTLE GLEN 3096 (REI/VG)

Agent Comments

 2  -  -

Price: \$900,000
Method: Private Sale
Date: 22/09/2023
Property Type: Land
Land Size: 10700 sqm approx

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