Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	29 Warrington Crescent, Wattle Glen Vic 3096
Including suburb and	
postcode	

Indicative selling price

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

Range between \$780,000	&	\$840,000
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Median sale price

Median price	\$960,000	Pro	perty Type	House		Suburb	Wattle Glen
Period - From	01/07/2021	to	30/06/2022		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

	areas or comparable property	1 1100	Date of Sale
1	24 Sunnyside Cr WATTLE GLEN 3096	\$870,000	29/06/2022
2	16 Kamarooka Dr WATTLE GLEN 3096	\$860,000	14/05/2022
3	42 Park Av WATTLE GLEN 3096	\$840,000	13/03/2022

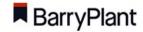
OR

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:	30/08/2022 10:07



Date of sale







Rooms: 5

Property Type: House **Land Size:** 783 sqm approx

Agent Comments

Indicative Selling Price \$780,000 - \$840,000 Median House Price Year ending June 2022: \$960,000

Comparable Properties



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

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Price: \$870,000 Method: Private Sale Date: 29/06/2022 Property Type: House Land Size: 966 sqm approx



16 Kamarooka Dr WATTLE GLEN 3096

(REI/VG)

Price: \$860,000 Method: Private Sale Date: 14/05/2022 Property Type: House Land Size: 785 sqm approx **Agent Comments**



42 Park Av WATTLE GLEN 3096 (REI/VG)

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

Account - Barry Plant | P: 03 94381133



