

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

29 Warrington Crescent, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$960,000 Property 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	Price	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



 3  2  2

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**

 3  2  1

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)

Agent Comments

 4  2  3

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