

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

23 Kamarooka Drive, Wattle Glen Vic 3096

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$822,500

House

X

Unit

Suburb

Wattle Glen

Period - From

01/01/2018

to

31/12/2018

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	34 Park Av WATTLE GLEN 3096	\$640,000	03/12/2018
2	1/37 Chapman St DIAMOND CREEK 3089	\$635,000	24/12/2018
3	33 Bishop Av DIAMOND CREEK 3089	\$632,000	31/10/2018

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.



 3  2 

Rooms: 5
Property Type: Land
Land Size: 785 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
Year ending December 2018: \$822,500

Comparable Properties



34 Park Av WATTLE GLEN 3096 (REI/VG)

Agent Comments

 3  1  2

Price: \$640,000
Method: Expression of Interest
Date: 03/12/2018
Rooms: 5
Property Type: House
Land Size: 1503 sqm approx



1/37 Chapman St DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  1  2

Price: \$635,000
Method: Private Sale
Date: 24/12/2018
Rooms: 4
Property Type: House



33 Bishop Av DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 3  1  1

Price: \$632,000
Method: Private Sale
Date: 31/10/2018
Rooms: -
Property Type: House