

#### 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	23 Kamarooka Drive, 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	\$600,000	&	\$650,000
	4000,000	<u>~</u>	

#### Median sale price

Median price	\$822,500	Hou	use 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.

Add	dress 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

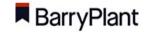
#### OR

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.





**Account** - Barry Plant | P: 03 94381133







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)

3





Price: \$640,000

Method: Expression of Interest

Date: 03/12/2018 Rooms: 5

Property Type: House Land Size: 1503 sqm approx Agent Comments



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

3





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





Price: \$632,000 Method: Private Sale Date: 31/10/2018

Rooms: -

Property Type: House

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