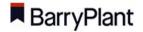
## Statement of Information

## 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	2/2 Warring	gton Crescent, W	attle Glen Vic	3096		
Indicative selling price	e					
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$580,000		\$630,000				
Median sale price*						
Median price	P	Property Type		Subu	Wattle Glen	
Period - From	to		Soul	rce		
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 sixmonths 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						
2						
3						
OR						
<b>B*</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: 23/03/20						21 12:15
* When this Statement of prices of residential prop our sales records (if any) (2)(b) of the Estate Agent	erty in the s , did not pro	suburb or locality ovide a median s	in which the p	oroperty o	ffered for sale is	s situated, and









**Property Type:** Unit **Land Size:** 438 sqm approx

**Agent Comments** 

Indicative Selling Price \$580,000 - \$630,000 No median price available

## Comparable Properties

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



