

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

22 Upper Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$930,000 & \$980,000

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	564 Heidelberg Kinglake Rd WATTLE GLEN 3096	\$984,275	30/06/2022
2	56 Sunnyside Cr WATTLE GLEN 3096	\$950,000	08/04/2022
3	25 Upper Rd WATTLE GLEN 3096	\$950,000	19/02/2022

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:

09/08/2022 14:30



 3
  2
  4

Rooms: 5
Property Type: House
Land Size: 1613 sqm approx
 Agent Comments

Indicative Selling Price
 \$930,000 - \$980,000
Median House Price
 Year ending June 2022: \$960,000

Comparable Properties



564 Heidelberg Kinglake Rd WATTLE GLEN 3096 (REI)

Agent Comments

 3
  2
  3

Price: \$984,275
Method: Private Sale
Date: 30/06/2022
Rooms: 6
Property Type: House (Res)
Land Size: 1241 sqm approx



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

 3
  2
  1

Price: \$950,000
Method: Private Sale
Date: 08/04/2022
Property Type: House
Land Size: 979 sqm approx



25 Upper Rd WATTLE GLEN 3096 (REI/VG)

Agent Comments

 3
  1
  3

Price: \$950,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 864 sqm approx

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