Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	22 Upper Road, 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	\$930,000	&	\$980,000

Median sale price

Median price	\$960,000	Pro	perty 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

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
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Date of sale







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) **--** 3

Price: \$984,275 Method: Private Sale Date: 30/06/2022 Rooms: 6

Property Type: House (Res) Land Size: 1241 sqm approx **Agent Comments**

Agent Comments



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







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)

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Price: \$950,000 Method: Auction Sale Date: 19/02/2022

Property Type: House (Res) Land Size: 864 sqm approx

Account - Barry Plant | P: 03 94381133





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