

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

14 Upper Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$828,750 Property Type House Suburb Wattle Glen

Period - From 01/07/2019 to 30/06/2020 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	114 Perversi Av DIAMOND CREEK 3089	\$905,000	02/03/2020
2	22 Lynnbrae Av HURSTBRIDGE 3099	\$892,237	13/03/2020
3	39 Kamarooka Dr WATTLE GLEN 3096	\$885,000	09/04/2020

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:

24/08/2020 14:34



 4  2  4

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 2017 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$890,000

Median House Price

Year ending June 2020: \$828,750

Comparable Properties



114 Perversi Av DIAMOND CREEK 3089 (VG)

Agent Comments

 4  -  -

Price: \$905,000

Method: Sale

Date: 02/03/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 12704 sqm approx



22 Lynnbrae Av HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 3  3  2

Price: \$892,237

Method: Private Sale

Date: 13/03/2020

Rooms: 6

Property Type: House

Land Size: 2841 sqm approx



39 Kamarooka Dr WATTLE GLEN 3096 (REI/VG)

Agent Comments

 4  2  2

Price: \$885,000

Method: Private Sale

Date: 09/04/2020

Rooms: 6

Property Type: House

Land Size: 812 sqm approx