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 Including suburb and postcode	

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	Pro	perty 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

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

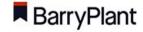
OR

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



Date of sale







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)

Price: \$905,000 Method: Sale Date: 02/03/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 12704 sqm approx

Agent Comments



22 Lynnbrae Av HURSTBRIDGE 3099 (REI/VG) Agent Comments

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Price: \$892,237 Date: 13/03/2020

Property Type: House Land Size: 2841 sqm approx

Method: Private Sale Rooms: 6

39 Kamarooka Dr WATTLE GLEN 3096 (REI/VG)

Price: \$885,000 Method: Private Sale Date: 09/04/2020 Rooms: 6

Property Type: House Land Size: 812 sqm approx Agent Comments



Account - Barry Plant | P: 03 94381133



