



## 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

34 Sunnyside Crescent, Wattle Glen Vic 3096

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$760,000 &amp; \$836,000

## Median sale price

Median price \$701,000 House X Unit Suburb Wattle Glen

Period - From 01/10/2016 to 30/09/2017 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 | 25 Landex Ct DIAMOND CREEK 3089   | \$825,000 | 18/10/2017   |
| 2 | 23 Perversi Av DIAMOND CREEK 3089 | \$778,000 | 19/12/2017   |
| 3 | 2 Bishop Av DIAMOND CREEK 3089    | \$745,000 | 09/09/2017   |

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.



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**Rooms:****Property Type:** House (Res)**Land Size:** 1321 sqm approx**Agent Comments****Indicative Selling Price**

\$760,000 - \$836,000

**Median House Price**

Year ending September 2017: \$701,000

## Comparable Properties

**25 Landex Ct DIAMOND CREEK 3089 (REI/VG)** **Agent Comments**

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 1

**Price:** \$825,000**Method:** Sold Before Auction**Date:** 18/10/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 943 sqm approx**23 Perversi Av DIAMOND CREEK 3089 (REI)** **Agent Comments**

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 3   
 2

**Price:** \$778,000**Method:** Auction Sale**Date:** 19/12/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 836 sqm approx**2 Bishop Av DIAMOND CREEK 3089 (REI/VG)** **Agent Comments**

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**Price:** \$745,000**Method:** Auction Sale**Date:** 09/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 767 sqm approx