

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

21 Mannish Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between

\$700,000

&

\$760,000

Median sale price

Median price

\$887,500

Property Type

House

Suburb

Wattle Glen

Period - From

01/10/2019

to

30/09/2020

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	8 Discovery Dr DIAMOND CREEK 3089	\$745,000	07/07/2020
2	261 Main Hurstbridge Rd WATTLE GLEN 3096	\$698,000	17/06/2020
3			

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:

02/12/2020 10:39



Property Type: House
Land Size: 1870 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$760,000
Median House Price
Year ending September 2020: \$887,500

Comparable Properties

8 Discovery Dr DIAMOND CREEK 3089 (VG)

Agent Comments



Price: \$745,000
Method: Sale
Date: 07/07/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 1038 sqm approx



261 Main Hurstbridge Rd WATTLE GLEN 3096 (REI/VG)

Agent Comments



Price: \$698,000
Method: Private Sale
Date: 17/06/2020
Rooms: 6
Property Type: House (Res)
Land Size: 2156 sqm approx

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.