

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 56 Mannish Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$861,000 House X Unit Suburb Wattle Glen

Period - From 01/10/2017 to 30/09/2018 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.~~

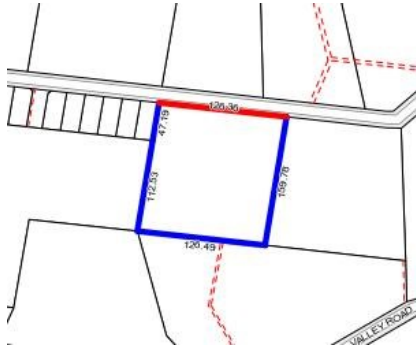
Address of comparable property	Price	Date of sale
1		
2		
3		

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.

56 Mannish Road, Wattle Glen Vic 3096

Flannagan Peressini & Shaw Estate Agents
03 9432 6889
info@fpsrealestate.com.au



 4  - 

Rooms:

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20234 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

Year ending September 2018: \$861,000

Comparable Properties

230 Watery Gully Rd WATTLE GLEN 3096 (REI) Agent Comments

 -  - 

Price: \$977,000

Method: Private Sale

Date: 10/11/2018

Rooms: -

Property Type: House (Res)

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.