



Tristan Messerle
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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

16 Valley Road, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$737,500 House ☒ Unit ☐ Suburb Wattle Glen

Period - From 01/07/2016 to 30/06/2017 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		
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.



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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2017: \$737,500



6 3 4

Rooms:

Property Type: Residential Home

Land Size: 20234.3 sqm approx

Agent Comments

Sure to inspire, excite and fulfil pretty much every lifestyle requirement, this spacious home stretches across the top of this five acre landholding (approx) to ensure it makes the most of uninterrupted views across the tree tops to the distant ranges. Large scale, luxurious poolside family living and accommodation is complemented by a separate two-bedroom self-contained cottage, perfect as an idyllic retreat, home office or accommodation for teens, in-laws or guests. Expressions of interest closing 17th October at 5pm (unless sold prior).

Comparable Properties

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