

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

2 Maldon Place, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$929,000

Property Type House

Suburb Wattle Glen

Period - From 01/01/2020

to 31/12/2020

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	24 Felicia Rise DIAMOND CREEK 3089	\$920,000	20/11/2020
2	7 Wentworth Cl DIAMOND CREEK 3089	\$905,000	09/12/2020
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:

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Property Type: Land
Land Size: 814 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
Year ending December 2020: \$929,000

Comparable Properties



24 Felicia Rise DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 20/11/2020
Property Type: House
Land Size: 787 sqm approx



7 Wentworth CI DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 09/12/2020
Property Type: House
Land Size: 826 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.