## 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	33 Warrington Crescent, Wattle Glen Vic 3096
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$920,000	&	\$980,000
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#### Median sale price

Median price \$9	938,250	Pro	perty Type	House		Suburb	Wattle Glen
Period - From 0	1/10/2020	to	30/09/2021		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

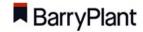
Add	dress of comparable property	Price	Date of sale
1	72 Sunnyside Cr WATTLE GLEN 3096	\$1,035,000	18/10/2021
2	34 Reynolds Rd WATTLE GLEN 3096	\$987,000	03/12/2021
3	50 Sunnyside Cr WATTLE GLEN 3096	\$890,000	09/12/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/01/2022 14:29









Rooms: 7

Property Type: House Land Size: 862 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$920,000 - \$980,000 **Median House Price** 

Year ending September 2021: \$938,250

# Comparable Properties



72 Sunnyside Cr WATTLE GLEN 3096 (REI)



Price: \$1,035,000 Method: Private Sale Date: 18/10/2021 Property Type: House Land Size: 1448 sqm approx **Agent Comments** 



34 Reynolds Rd WATTLE GLEN 3096 (REI)







Price: \$987,000 Method: Private Sale Date: 03/12/2021 Property Type: House Land Size: 604 sqm approx Agent Comments



50 Sunnyside Cr WATTLE GLEN 3096 (REI)







Price: \$890.000 Method: Private Sale Date: 09/12/2021 Property Type: House Land Size: 902 sqm approx Agent Comments

**Account** - Barry Plant | P: 03 94381133



