

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

33 Warrington Crescent, Wattle Glen Vic 3096

Indicative selling price

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

Range between

\$920,000

&

\$980,000

Median sale price

Median price

\$938,250

Property Type

House

Suburb

Wattle Glen

Period - From

01/10/2020

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	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 comparable properties 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



 4  2  1

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)

Agent Comments

 4  3  4

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



34 Reynolds Rd WATTLE GLEN 3096 (REI)

Agent Comments

 4  2  2

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



50 Sunnyside Cr WATTLE GLEN 3096 (REI)

Agent Comments

 4  2  2

Price: \$890,000
Method: Private Sale
Date: 09/12/2021
Property Type: House
Land Size: 902 sqm approx