

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

1/23 WARRINGTON CRESCENT WATTLE GLEN VIC 3096

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Wattle Glen

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

6 VICTORIA STREET DIAMOND CREEK VIC 3089	\$835,000	17-Feb-25
1/111 BROAD GULLY ROAD DIAMOND CREEK VIC 3089	\$840,000	13-Nov-24
8 KAMAROOKA DRIVE WATTLE GLEN VIC 3096	\$810,000	03-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 17 April 2025



6 VICTORIA STREET DIAMOND CREEK VIC 3089

3 1 2

Sold Price **\$835,000** Sold Date **17-Feb-25**

Distance **1.98km**



1/111 BROAD GULLY ROAD DIAMOND CREEK VIC 3089

3 2 2

Sold Price **\$840,000** Sold Date **13-Nov-24**

Distance **1.84km**



8 KAMAROOKA DRIVE WATTLE GLEN VIC 3096

4 2 3

Sold Price ^{RS} **\$810,000** Sold Date **03-Mar-25**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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