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<br>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

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**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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