

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

10 Crowther Avenue, Wattle Glen Vic 3096

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$933,750 Property Type House Suburb Wattle Glen

Period - From 17/04/2023 to 16/04/2024 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	6 Lovitt CI DIAMOND CREEK 3089	\$1,310,000	10/02/2024
2	118 Perversi Av DIAMOND CREEK 3089	\$1,260,000	29/11/2023
3	600 Heidelberg Kinglake Rd WATTLE GLEN 3096	\$1,232,000	03/02/2024

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:

17/04/2024 22:01



Rooms: 8

Property Type: House

Land Size: 3119 sqm approx

Agent Comments

Comparable Properties



6 Lovitt CI DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,310,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 1905 sqm approx



118 Perversi Av DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 29/11/2023

Property Type: House

Land Size: 12918 sqm approx



600 Heidelberg Kinglake Rd WATTLE GLEN 3096 (REI)

Agent Comments



Price: \$1,232,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 3757 sqm approx