

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

38 CLARKE AVENUE 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

\$940,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,500

Property type

House

Suburb

Wattle Glen

Period-from

01 Jun 2023

to

31 May 2024

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

11 REYNOLDS ROAD WATTLE GLEN VIC 3096	\$915,000	01-Jun-24
10 FELICIA RISE DIAMOND CREEK VIC 3089	\$1,080,000	06-Feb-24

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: 14 June 2024



**11 REYNOLDS ROAD WATTLE
GLEN VIC 3096**

 4  3  2

Sold Price

^{RS}

\$915,000

Sold Date

01-Jun-24

Distance

0.42km



**10 FELICIA RISE DIAMOND CREEK
VIC 3089**

 4  2  3

Sold Price

\$1,080,000

Sold Date

06-Feb-24

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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