

# 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 8 Kamarooka Drive, Wattle Glen Vic 3096

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$840,000

### Median sale price

Median price \$1,130,000 Property Type House Suburb Wattle Glen

Period - From 19/12/2023 to 18/12/2024 Source Property Data

### 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		
2		
3		

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: 19/12/2024 14:44

8 Kamarooka Drive, Wattle Glen Vic 3096

Kylie McGrath

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**Indicative Selling Price**

\$780,000 - \$840,000

**Median House Price**

19/12/2023 - 18/12/2024: \$1,130,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 785 sqm approx

Agent Comments

## Comparable Properties

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.

Account - Ray White Eltham | P: 03 9431 3425



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