

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

7 Rojim Court, Wattle Glen Vic 3096

Indicative selling price

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

Single price

\$1,069,000

Median sale price

Median price

\$1,085,000

Property Type

House

Suburb

Wattle Glen

Period - From

11/12/2023

to

10/12/2024

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 | 80 Haley St DIAMOND CREEK 3089 | \$1,055,000 | 10/08/2024 |
| 2 | 38 Clarke Av WATTLE GLEN 3096 | \$1,085,000 | 23/06/2024 |
| 3 | 46 Chapman St DIAMOND CREEK 3089 | \$1,075,000 | 19/06/2024 |

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:

11/12/2024 09:08