## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

8 Rojim Court, Wattle Glen Vic 3096

### Indicative selling price

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

Range between \$780,000	&	\$830,000
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### Median sale price

Median price	\$929,000	Pro	perty Type	House		Suburb	Wattle Glen
Period - From	01/01/2020	to	31/12/2020		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

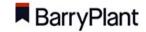
Add	dress of comparable property	Price	Date of sale
1	5 Hillingdon Dr DIAMOND CREEK 3089	\$826,000	24/11/2020
2	3 Crowther Av WATTLE GLEN 3096	\$810,000	01/01/2021
3	27 Kamarooka Dr WATTLE GLEN 3096	\$777,500	19/11/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/01/2021 14:19









Rooms: 5

Property Type: Land Land Size: 857 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$780,000 - \$830,000 **Median House Price** Year ending December 2020: \$929,000

# Comparable Properties



5 Hillingdon Dr DIAMOND CREEK 3089

(REI/VG) **-**3

Price: \$826,000 Method: Private Sale Date: 24/11/2020 Property Type: House Land Size: 646 sqm approx **Agent Comments** 



3 Crowther Av WATTLE GLEN 3096 (REI)

Price: \$810,000 Method: Private Sale Date: 01/01/2021 Property Type: House Land Size: 973 sqm approx Agent Comments



27 Kamarooka Dr WATTLE GLEN 3096

(REI/VG)

Price: \$777,500 Method: Private Sale Date: 19/11/2020 Property Type: House Land Size: 886 sqm approx Agent Comments

**Account** - Barry Plant | P: 03 94381133



