

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 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

Median sale price

Median price

\$929,000

Property 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	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 comparable properties 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



 3  2  2

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)

Agent Comments

 3  2  1

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



3 Crowther Av WATTLE GLEN 3096 (REI)

Agent Comments

 4  3  2

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



27 Kamarooka Dr WATTLE GLEN 3096 (REI/VG)

Agent Comments

 4  2  2

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