

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 \$1,100,000

Median sale price

Median price \$1,130,000

Property Type House

Suburb Wattle Glen

Period - From 21/01/2024

to 20/01/2025

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 Lotus Ct DIAMOND CREEK 3089	\$1,120,000	22/11/2024
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:

21/01/2025 11:03