

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

1 PEPPER COURT WATTLE GLEN VIC 3096

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Wattle Glen

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

4 KAMAROOKA DRIVE WATTLE GLEN VIC 3096	\$890,000	02-Nov-23
22 HALEY STREET DIAMOND CREEK VIC 3089	\$845,000	15-Jul-23
14 PERVERSI AVENUE DIAMOND CREEK VIC 3089	\$840,000	11-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 14 November 2023



**4 KAMAROOKA DRIVE WATTLE
GLEN VIC 3096**

 3  2  2

Sold Price

^{RS}

\$890,000

Sold Date **02-Nov-23**

Distance **0.08km**



**22 HALEY STREET DIAMOND
CREEK VIC 3089**

 3  2  1

Sold Price

\$845,000

Sold Date **15-Jul-23**

Distance **1.86km**



**14 PERVERSI AVENUE DIAMOND
CREEK VIC 3089**

 4  1  2

Sold Price

\$840,000

Sold Date **11-Jul-23**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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