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									
Range betweer	\$800,000		&		\$880,000				
Median sale p	rice								
Median price	\$1,082,500	Pro	operty Type	Hou	se		Suburb	Wattle Glen	
Period - From	01/10/2022	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	22 Haley St DIAMOND CREEK 3089	\$845,000	15/07/2023
2	14 Perversi Av DIAMOND CREEK 3089	\$840,000	11/07/2023
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:

13/10/2023 11:43



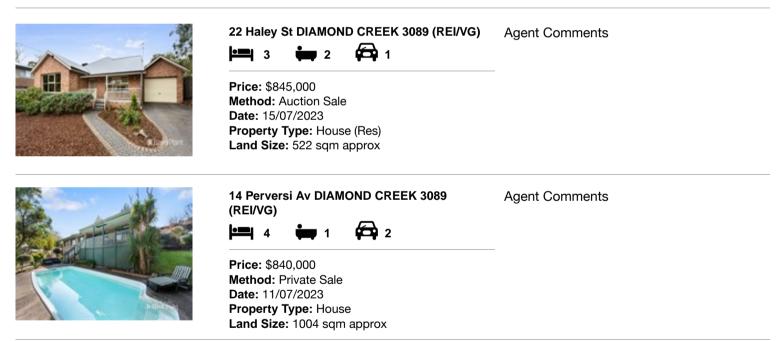






Property Type: House **Land Size:** 741 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending September 2023: \$1,082,500

Comparable Properties



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.

Account - Barry Plant | P: (03) 9431 1243





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