

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 between \$800,000 & \$880,000

Median sale price

Median price \$1,082,500 Property Type House Suburb Wattle Glen

Period - From 01/10/2022 to 30/09/2023 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	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



 3  2  2

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



22 Haley St DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 3  2  1

Price: \$845,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 522 sqm approx



14 Perversi Av DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 4  1  2

Price: \$840,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 1004 sqm approx

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.