Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 10 Little Joe Court, Wesburn Vic 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,080,000								
Median sale p	rice								
Median price	\$655,000	Pro	operty Type	Hou	ISE]	Suburb	Wesburn	
Period - From	07/11/2022	to	06/11/2023		S	ource	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.

Add	dress of comparable property	Price	Date of sale
1	2747 Warburton Hwy WESBURN 3799	\$1,150,000	20/06/2023
2	2799 Warburton Hwy WESBURN 3799	\$1,050,000	14/05/2023
3	2873 Warburton Hwy WESBURN 3799	\$975,000	17/05/2023

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:

07/11/2023 08:03









Rooms: 7 Property Type: House Land Size: 4412 sqm approx Agent Comments Indicative Selling Price \$1,080,000 Median House Price 07/11/2022 - 06/11/2023: \$655,000

Comparable Properties



2747 Warburton Hwy WESBURN 3799 (REI/VG) Agent Comments



Price: \$1,150,000 Method: Private Sale Date: 20/06/2023 Property Type: House Land Size: 4045 sqm approx



2799 Warburton Hwy WESBURN 3799 (REI/VG) Agent Comments



Price: \$1,050,000 Method: Private Sale Date: 14/05/2023 Property Type: House Land Size: 4047 sqm approx

2873 Warburton Hwy WESBURN 3799 (VG)



y wesborn 3799 (vo) Agem

Agent Comments

Price: \$975,000 Method: Sale Date: 17/05/2023 Property Type: House (Res) Land Size: 3037 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707





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