

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

10 Little Joe Court, Wesburn Vic 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,080,000

Median sale price

Median price

\$655,000

Property Type

House

Suburb

Wesburn

Period - From

07/11/2022

to

06/11/2023

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	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



4 2 2

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

4 2 2

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

4 2 4

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) Agent Comments

3 - -

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