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 Wattle Grove, Seaholme Vic 3018

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,150,000		&		\$2,350,000			
Median sale p	rice							
Median price	\$1,062,500	Pro	operty Type	Ηοι	ise		Suburb	Seaholme
Period - From	31/07/2022	to	30/07/2023		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.

Address of comparable property	Price	Date of sale
1		
2		
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:

31/07/2023 15:13



hockingstuart





Rooms: 8 Property Type: House (Res) Land Size: 687 sqm approx Agent Comments Anna Grech 03 8387 0555 0438 446 051 agrech@hockingstuart.com

Indicative Selling Price \$2,150,000 - \$2,350,000 Median House Price 31/07/2022 - 30/07/2023: \$1,062,500

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.

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