#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address 6	Rue De Gare, Wandin North Vic 3139
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$700,000	&	\$750,000
-------------------------	---	-----------

#### Median sale price

Median price \$820,000	Pro	operty Type Hou	ıse	Suburb	Wandin North
Period - From 01/04/2021	to	31/03/2022	Sour	rce 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

Address of comparable property		1 1100	Date of Sale
1	11 Weymar Cr WANDIN NORTH 3139	\$770,000	24/11/2021
2	296 Warburton Hwy WANDIN NORTH 3139	\$745,000	17/03/2022
3	261 Warburton Hwy WANDIN NORTH 3139	\$705,000	23/03/2022

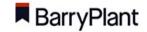
#### OR

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:	24/05/2022 11:12



Date of sale



Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au

Indicative Selling Price \$700,000 - \$750,000 Median House Price Year ending March 2022: \$820,000





Rooms: 7

**Property Type:** House (Res) **Land Size:** 663 sqm approx

**Agent Comments** 

## Comparable Properties



11 Weymar Cr WANDIN NORTH 3139 (REI/VG)

**=**| 3

Price: \$770,000 Method: Private Sale Date: 24/11/2021 Property Type: House Land Size: 891 sqm approx





Agent Comments

Home updated on larger land size but slopey



296 Warburton Hwy WANDIN NORTH 3139

(VG)

. .,





Agent Comments

Bigger in living. Updated flooring in Living, Kitchen, bathroom and bedrooms all original

Price: \$745,000 Method: Sale Date: 17/03/2022

Property Type: House (Res)
Land Size: 716 sqm approx



261 Warburton Hwy WANDIN NORTH 3139

(REI)

**-**3



**A** 

Agent Comments

Larger allotment, home boarder line push over

Price: \$705,000 Method: Private Sale Date: 23/03/2022 Property Type: House Land Size: 1001 sqm approx

**Account** - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



