

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

6 Rue De Gare, Wandin North Vic 3139

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 Property Type House Suburb Wandin North

Period - From 01/04/2021 to 31/03/2022 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	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

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 3  1  2

Rooms: 7
Property Type: House (Res)
Land Size: 663 sqm approx
Agent Comments

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

Comparable Properties



11 Weymar Cr WANDIN NORTH 3139 (REI/VG)

Agent Comments

 3  1  2

Home updated on larger land size but slopey

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



296 Warburton Hwy WANDIN NORTH 3139 (VG)

Agent Comments

 3  -  -

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)

Agent Comments

 3  1  3

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