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 3 Bellbird Place, Wandin North Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$890,000		&		\$940,000				
Median sale p	rice								
Median price	\$860,000	Pro	operty Type	erty Type House			Suburb	Wandin North	
Period - From	01/01/2023	to	31/03/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	13 Galera Ct WANDIN NORTH 3139	\$900,000	30/01/2023
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:

05/07/2023 10:51



3 Bellbird Place, Wandin North Vic 3139







Property Type: Land Land Size: 1020 sqm approx Agent Comments Indicative Selling Price \$890,000 - \$940,000 Median House Price March quarter 2023: \$860,000

Comparable Properties



13 Galera Ct WANDIN NORTH 3139 (REI/VG) Agent Comments



Price: \$900,000 Method: Private Sale Date: 30/01/2023 Property Type: House (Res) Land Size: 686 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300





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