

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

59 Alex Thomson Drive, Wandin East Vic 3139

Indicative selling price

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

Range between

\$850,000

&

\$930,000

Median sale price

Median price

House

Unit

Suburb

Wandin East

Period - From

to

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 | | |
| 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.



Indicative Selling Price
\$850,000 - \$930,000

Rooms:

Property Type: Hobby Farm < 20
ha (Rur)

Land Size: 20630 sqm approx

Agent Comments

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.