

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

10 Weymar Crescent, Wandin North Vic 3139

Indicative selling price

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

Range between

\$730,000

&

\$790,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Wandin North

Period - From

01/01/2022

to

31/12/2022

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	22a Rue De Gare WANDIN NORTH 3139	\$810,000	31/10/2022
2	2 Sartina PI WANDIN NORTH 3139	\$800,000	16/11/2022
3	320 Warburton Hwy WANDIN NORTH 3139	\$800,000	28/10/2022

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:

24/01/2023 23:37



Property Type: House (Previously Occupied - Detached)
Land Size: 911 sqm approx
 Agent Comments

Indicative Selling Price
 \$730,000 - \$790,000
Median House Price
 Year ending December 2022: \$900,000

Comparable Properties



22a Rue De Gare WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 31/10/2022
Property Type: House
Land Size: 1066 sqm approx

2 Sartina PI WANDIN NORTH 3139 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 16/11/2022
Property Type: House (Res)
Land Size: 525 sqm approx



320 Warburton Hwy WANDIN NORTH 3139 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 28/10/2022
Property Type: House (Res)
Land Size: 1027 sqm approx

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