

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

259 Warburton Highway, Wandin North Vic 3139

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$968,000 Property Type House Suburb Wandin North

Period - From 01/04/2024 to 30/06/2024 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	4 Rue De Gare WANDIN NORTH 3139	\$765,000	03/07/2024
2	8 Michael La MOUNT EVELYN 3796	\$880,000	27/05/2024
3	14 Beenak Rd WANDIN NORTH 3139	\$822,000	16/05/2024

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: 19/08/2024 17:08



 3
  2
  4

Rooms: 4

Property Type: House

Land Size: 1011 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

June quarter 2024: \$968,000

Comparable Properties



4 Rue De Gare WANDIN NORTH 3139 (REI)

Agent Comments

 3
  1
  1

Price: \$765,000

Method: Private Sale

Date: 03/07/2024

Property Type: House



8 Michael La MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$880,000

Method: Private Sale

Date: 27/05/2024

Property Type: House

Land Size: 729 sqm approx



14 Beenak Rd WANDIN NORTH 3139 (REI)

Agent Comments

 3
  2
  2

Price: \$822,000

Method: Private Sale

Date: 16/05/2024

Property Type: House

Land Size: 1004 sqm approx

Account - Barry Plant | P: 03 9735 3300