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 39 Galera Court, Wandin North Vic 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$999,950								
Median sale price									
Median price	\$875,000	Pro	operty Type Ho	use]	Suburb	Wandin North		
Period - From	01/10/2021	to	30/09/2022] So	ource	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.

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.

This Statement of Information was prepared on:

24/11/2022 12:19









Property Type: House Land Size: 703 sqm approx Agent Comments Indicative Selling Price \$999,950 Median House Price Year ending September 2022: \$875,000

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.

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