

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

11 Wanda Avenue, Wandin North Vic 3139

Indicative selling price

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

Single price

\$749,950

Median sale price

Median price

\$825,000

Property Type

House

Suburb

Wandin North

Period - From

14/11/2022

to

13/11/2023

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	21 Railway Pde WANDIN NORTH 3139	\$781,200	13/07/2023
2	4/377 Clegg Rd WANDIN NORTH 3139	\$775,000	26/08/2023
3	12 Connors Flat Rd WANDIN NORTH 3139	\$710,000	20/09/2023

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:

14/11/2023 11:14



 4  1  2

Property Type: House
Land Size: 941 sqm approx
Agent Comments

Indicative Selling Price
\$749,950

Median House Price
14/11/2022 - 13/11/2023: \$825,000

Comparable Properties



21 Railway Pde WANDIN NORTH 3139 (REI/VG) **Agent Comments**

 4  2  4

Price: \$781,200
Method: Private Sale
Date: 13/07/2023
Property Type: House
Land Size: 1279 sqm approx



4/377 Clegg Rd WANDIN NORTH 3139 (REI/VG) **Agent Comments**

 3  2  2

Price: \$775,000
Method: Private Sale
Date: 26/08/2023
Property Type: Unit
Land Size: 345 sqm approx



12 Connors Flat Rd WANDIN NORTH 3139 (REI/VG) **Agent Comments**

 3  1  2

Price: \$710,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 864 sqm approx