## 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	ner.vic.gov.au/underquoting
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Single price \$749,950

#### Median sale price

Median price	\$825,000	Pro	operty Type Hou	use	Suburb	Wandin North
Period - From	14/11/2022	to	13/11/2023	Sourc	ce 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.

Ade	dress 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









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



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



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)



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

#### Account - Barry Plant | P: 03 9735 3300



propertydata

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Agent Comments