

## 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 314 Warburton Highway, Wandin North Vic 3139

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$649,000

#### Median sale price

Median price \$725,000 House X Unit Suburb Wandin North

Period - From 01/01/2017 to 31/12/2017 Source REIV

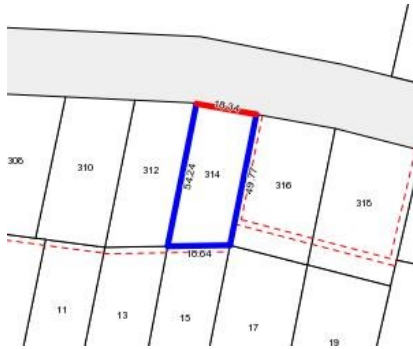
#### Comparable property sales (\*Delete A or B below as applicable)

**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	357 Clegg Rd WANDIN NORTH 3139	\$630,000	26/03/2018
2	20 Alfred St WANDIN NORTH 3139	\$612,000	03/11/2017
3	30 Tainton St WANDIN NORTH 3139	\$601,000	22/02/2018

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$590,000 - \$649,000  
**Median House Price**  
 Year ending December 2017: \$725,000

## Comparable Properties



**357 Clegg Rd WANDIN NORTH 3139 (REI)**

**Agent Comments**



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 26/03/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 904 sqm approx

**20 Alfred St WANDIN NORTH 3139 (VG)**

**Agent Comments**



**Price:** \$612,000  
**Method:** Sale  
**Date:** 03/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 864 sqm approx



**30 Tainton St WANDIN NORTH 3139 (REI)**

**Agent Comments**



**Price:** \$601,000  
**Method:** Private Sale  
**Date:** 22/02/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 894 sqm approx