

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

20 Edward Road, Wandin North

Indicative selling price

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

Single price

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$515,000

*House

X

*Unit

Suburb

Wandin

Period - From

1/1/2017

to

31/3/2017

Source

REIV

Comparable property sales

Address of comparable property	Price	Date of sale
10 Littlejohn Avenue, Mt Evelyn	\$1,365,000	27/1/2017
136 Monbulk Road, Mt Evelyn	\$1,230,000	13/12/2016
85 Quayle Road, Wandin North	\$1,256,000	23/1/2017

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.