

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 355 Clegg Road, Wandin North 3139

Indicative selling price

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

Single price \$* or range between \$685,000 & \$750,000

Median sale price

Median price \$759,000 *House ☒ *Unit ☐ Suburb Wandin North

Period - From 1/04/2018 to 30/06/2018 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last eighteen 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
28 Galera Court, Wandin North	\$738,000	04/06/2018
2 Farrar Way, Wandin North	\$710,000	31/05/2018
396 Clegg Road, Wandin North	\$660,000	05/12/2017

OR

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months~~