Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4 Keith Court, Wandin North Vic 3139
Including suburb and	
postcode	

Indicative selling price

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

Single price \$729,950

Median sale price

Median price	\$900,000	Pro	perty Type	House		Suburb	Wandin North
Period - From	01/01/2022	to	31/12/2022		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

Aut	areas or comparable property	1 1100	Date of Sale
1	320 Warburton Hwy WANDIN NORTH 3139	\$800,000	28/10/2022
2	2 Greenglades Ct WANDIN NORTH 3139	\$765,000	08/08/2022
3	1 Meadow Ct WANDIN NORTH 3139	\$757,000	28/10/2022

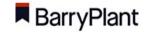
OR

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:	07/02/2023 10:46



Date of sale











Property Type: House Land Size: 942 sqm approx

Agent Comments

Indicative Selling Price \$729,950

Median House Price

Year ending December 2022: \$900,000

Comparable Properties



320 Warburton Hwy WANDIN NORTH 3139

(VG)





Price: \$800,000 Method: Sale Date: 28/10/2022

Property Type: House (Res) Land Size: 1027 sqm approx **Agent Comments**

2 Greenglades Ct WANDIN NORTH 3139

(REI/VG)

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Price: \$765,000 Method: Private Sale Date: 08/08/2022 Property Type: House

Land Size: 901.58 sqm approx

Agent Comments









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Price: \$757,000 Method: Private Sale Date: 28/10/2022 Property Type: House Land Size: 878 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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