## 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

9 Bailey Grove, Wandin North Vic 3139

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$650,000		&		\$690,000					
Median sale p	rice									
Median price	\$745,000	Pro	operty Type	Hou	se		Suburb	Wandin North		
Period - From	01/10/2020	to	30/09/2021		So	urce	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	14 Union Rd WANDIN NORTH 3139	\$707,500	02/06/2021
2	403 Clegg Rd WANDIN NORTH 3139	\$670,000	28/05/2021
3	275 Warburton Hwy WANDIN NORTH 3139	\$657,500	04/10/2021

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:

20/10/2021 13:24









Rooms: 4 Property Type: House Land Size: 871 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median House Price Year ending September 2021: \$745,000

# **Comparable Properties**



14 Union Rd WANDIN NORTH 3139 (VG)

403 Clegg Rd WANDIN NORTH 3139 (VG)

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Price: \$707,500 Method: Sale Date: 02/06/2021 Property Type: House (Res) Land Size: 1028 sqm approx

Agent Comments

Agent Comments



Price: \$670,000 Method: Sale Date: 28/05/2021 Property Type: House (Res) Land Size: 530 sqm approx

3



275 Warburton Hwy WANDIN NORTH 3139 Agent Comments (REI/VG)



Price: \$657,500 Method: Private Sale Date: 04/10/2021 Property Type: House Land Size: 585 sqm approx

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



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