

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 between \$650,000

&

\$690,000

Median sale price

Median price \$745,000

Property Type House

Suburb Wandin North

Period - From 01/10/2020

to

30/09/2021

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	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



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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)

Agent Comments

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



403 Clegg Rd WANDIN NORTH 3139 (VG)

Agent Comments

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



275 Warburton Hwy WANDIN NORTH 3139 (REI/VG)

Agent Comments

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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