## 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

12 Wellington Road, Wandin North Vic 3139

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$968,000	Pro	operty Type	Hou	se		Suburb	Wandin North
Period - From	01/04/2024	to	30/06/2024		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 sixmonths 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	23 Prospect Rd WANDIN NORTH 3139	\$1,160,000	29/01/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

18/07/2024 11:52









Rooms: 6 Property Type: House Land Size: 1457 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2024: \$968,000

# **Comparable Properties**



23 Prospect Rd WANDIN NORTH 3139 (REI/VG)



Price: \$1,160,000 Method: Private Sale Date: 29/01/2024 Property Type: House Land Size: 1434 sqm approx Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300





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