

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

411 Warburton Hwy, Wandin North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$889,000

Median sale price

Median price \$820,000

Property type *House*

Suburb WANDIN NORTH

Period - From 11/01/2022

to

10/01/2023

Source

REIV

Comparable property sales

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) 39 Galera Ct, WANDIN NORTH	\$980,000	15/12/2022
2) 4 Lachlan Way, WANDIN NORTH	\$940,000	29/09/2022
3) 22A Rue De Gare, WANDIN NORTH	\$810,000	31/10/2022

This Statement of Information was prepared on: 15/03/2023