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	16 Edmond Crescent, Wandin North Vic 3139
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$870,000	&	\$950,000
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Median sale price

Median price	\$740,000	Pro	perty Type	House		Suburb	Wandin North
Period - From	01/01/2020	to	31/12/2020		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

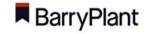
Add	dress of comparable property	Price	Date of sale
1	15 Imperial Av WANDIN NORTH 3139	\$935,000	21/10/2020
2	9 John St WANDIN NORTH 3139	\$891,500	07/01/2021
3	11 Edmond Cr WANDIN NORTH 3139	\$880,000	26/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/03/2021 10:28













Property Type: Land Land Size: 1578 sqm approx

Agent Comments

Indicative Selling Price \$870,000 - \$950,000 Median House Price Year ending December 2020: \$740,000

Comparable Properties



15 Imperial Av WANDIN NORTH 3139 (REI/VG) Agent Comments

Price: \$935,000 Method: Private Sale Date: 21/10/2020 Property Type: House Land Size: 2167 sqm approx

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9 John St WANDIN NORTH 3139 (REI/VG)

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Price: \$891,500 Method: Private Sale Date: 07/01/2021 Property Type: House Land Size: 1268 sqm approx **Agent Comments**

11 Edmond Cr WANDIN NORTH 3139 (VG)

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Price: \$880,000 Method: Sale Date: 26/11/2020

Property Type: House (Res)
Land Size: 1589 sqm approx

Agent Comments

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



