

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

14 Weymar Crescent, Wandin North Vic 3139

Indicative selling price

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

Range between

\$635,000

&

\$680,000

Median sale price

Median price

\$657,550

Property Type

House

Suburb

Wandin North

Period - From

01/10/2018

to

30/09/2019

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	7 Edmond Cr WANDIN NORTH 3139	\$670,137	24/10/2019
2	11 Wanda Av WANDIN NORTH 3139	\$655,000	02/09/2019
3	2 Sirocco Ct WANDIN NORTH 3139	\$640,000	22/05/2019

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:

18/11/2019 14:23



Property Type: House
Land Size: 886 sqm approx
Agent Comments

Indicative Selling Price

\$635,000 - \$680,000

Median House Price

Year ending September 2019: \$657,550

Comparable Properties



7 Edmond Cr WANDIN NORTH 3139 (REI)

Agent Comments



Price: \$670,137
Method: Private Sale
Date: 24/10/2019
Property Type: House
Land Size: 1663 sqm approx



11 Wanda Av WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 02/09/2019
Rooms: 5
Property Type: House
Land Size: 941 sqm approx



2 Sirocco Ct WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 22/05/2019
Property Type: House
Land Size: 700 sqm approx