#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$750,000 & \$800,000	Range between	\$750,000	&	\$800,000
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#### Median sale price

Median price	\$793,500	Pro	perty Type	House		Suburb	Wandin North
Period - From	01/07/2021	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

	areas or comparable property	1 1100	Date of Sale
1	129 Clegg Rd MOUNT EVELYN 3796	\$776,000	28/05/2021
2	11 View St WANDIN NORTH 3139	\$765,000	11/10/2021
3	322 Warburton Hwy WANDIN NORTH 3139	\$765,000	08/09/2021

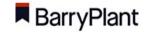
#### OR

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:	01/11/2021 13:17



Date of sale







Rooms: 7

Property Type: House Land Size: 593 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$750,000 - \$800,000 **Median House Price** 

September quarter 2021: \$793,500

## Comparable Properties



129 Clegg Rd MOUNT EVELYN 3796 (REI/VG)





Price: \$776,000 Method: Private Sale Date: 28/05/2021 Property Type: House Land Size: 1117 sqm approx

**Agent Comments** 



11 View St WANDIN NORTH 3139 (REI)







Price: \$765,000 Method: Private Sale Date: 11/10/2021 Property Type: House Land Size: 500 sqm approx Agent Comments



322 Warburton Hwy WANDIN NORTH 3139

(REI)







Price: \$765,000 Method: Private Sale Date: 08/09/2021 Property Type: House Land Size: 1203 sqm approx Agent Comments

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



