

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

11 Galera Court, Wandin North Vic 3139

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$793,500

Property 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	Price	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



 4  2  2

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) Agent Comments

 4  1  -

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



11 View St WANDIN NORTH 3139 (REI) Agent Comments

 3  1  1

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



322 Warburton Hwy WANDIN NORTH 3139 (REI) Agent Comments

 3  1  1

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

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