

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

8 Rodger Road Wandin North VIC 3139

Indicative selling price

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

Single Price

or range
between

\$1,999,995

&

\$2,199,990

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,999

Property type

House

Suburb

Wandin North

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

6 Lily Road Lilydale VIC 3140	\$2,310,000	09-Nov-20
109A Killara Road Gruyere VIC 3770	\$2,150,000	11-Nov-20

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 6 months.

This Statement of Information was prepared on: 15 April 2021



6 Lily Road Lilydale VIC 3140

Sold Price

\$2,310,000

Sold Date **09-Nov-20**

 4  2  4

Distance **4.09km**



109A Killara Road Gruyere VIC 3770

Sold Price

\$2,150,000

Sold Date **11-Nov-20**

 4  2  4

Distance **4.14km**

RS = Recent sale

UN = Undisclosed Sale

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