

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

48 Tainton Street, Wandin North VIC 3139

Indicative selling price

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

Single Price

\$640,000

&

\$680,000

Median sale price

Median price

\$860,000

Property type

House

Suburb

Wandin North

Period - From

01/01/2023

to

31/12/2023

Source

REIV

Comparable property sales

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) 12 Park St WANDIN NORTH 3139	\$665,000	13/12/2023
2) 385 Clegg Rd WANDIN NORTH 3139	\$675,000	17/09/2023
3) 7 John St WANDIN NORTH 3139	\$692,500	07/09/2023

This Statement of Information was prepared on: 01/02/2024