

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

4 SIROCCO COURT 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Wandin North

Period-from

01 Mar 2022

to

28 Feb 2023

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

17 SIROCCO COURT WANDIN NORTH VIC 3139	-	03-Nov-22
22A RUE DE GARE WANDIN NORTH VIC 3139	\$810,000	31-Oct-22
10 WEYMAR CRESCENT WANDIN NORTH VIC 3139	\$750,000	15-Feb-23

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: 30 March 2023


**17 SIROCCO COURT WANDIN
NORTH VIC 3139**

 3
  2
  2

Sold Price

- Sold Date **03-Nov-22**

Distance **0.12km**

**22A RUE DE GARE WANDIN
NORTH VIC 3139**

 3
  1
  2

Sold Price

\$810,000 Sold Date **31-Oct-22**

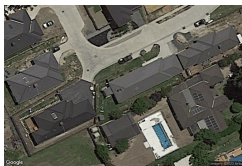
Distance **0.72km**

**10 WEYMAR CRESCENT WANDIN
NORTH VIC 3139**

 3
  2
  2

Sold Price

^{RS} **\$750,000** Sold Date **15-Feb-23**

Distance **0.83km**

**2 SARTINA PLACE WANDIN
NORTH VIC 3139**

 3
  2
  2

Sold Price

\$800,000 Sold Date **16-Nov-22**

Distance **0.54km**
RS = Recent sale

UN = Undisclosed Sale

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