

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

4/377 Clegg Road, Wandin North Vic 3139

Indicative selling price

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

Range between

\$720,000

&

\$770,000

Median sale price*

Median price

Property Type

Suburb

Wandin North

Period - From

to

Source

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	4 Sirocco Ct WANDIN NORTH 3139	\$800,000	18/04/2023
2	3 Sartina Pl WANDIN NORTH 3139	\$750,000	07/04/2023
3	11 Bailey Gr WANDIN NORTH 3139	\$700,000	20/04/2023

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:

17/08/2023 12:28

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: House (Res)

Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
No median price available

Comparable Properties



4 Sirocco Ct WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 18/04/2023

Property Type: House

Land Size: 699 sqm approx



3 Sartina PI WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 07/04/2023

Property Type: House

Land Size: 536 sqm approx



11 Bailey Gr WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 20/04/2023

Property Type: House

Land Size: 500 sqm approx