## 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 betweer	\$720,000	&	\$770,000				
Median sale pr	rice*	_					
Median price		Property Type	Suburb W	/andin 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.

Ado	dress of comparable property	Price	Date of sale
1	4 Sirocco Ct WANDIN NORTH 3139	\$800,000	18/04/2023
2	3 Sartina PI 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:

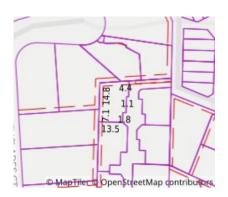
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\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did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



4/377 Clegg Road, Wandin North Vic 3139







**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)

3 Sartina PI WANDIN NORTH 3139 (REI/VG)

2

**6** 2



Price: \$800,000 Method: Private Sale Date: 18/04/2023 Property Type: House Land Size: 699 sqm approx

Agent Comments

Agent Comments



Price: \$750,000 Method: Private Sale Date: 07/04/2023 Property Type: House Land Size: 536 sqm approx

4



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

#### Account - Barry Plant | P: 03 9735 3300



propertydata

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