

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

240 Queens Road, Wandin East

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 \$1,060,000 & \$1,120,000

Median sale price

Median price \$630,000

Property type **House**

Suburb **Wandin**

Period - From **01/10/2019**

to

31/12/2019

Source **REIU**

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) 165 Wandin East Road, Wandin East	\$1,100,000	31/01/2020
2) 85 Channel Road, Silvan	\$1,085,000	31/01/2020
3) 75 Old Baker Road, Wandin East	\$1,050,000	26/02/2020

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: 20/04/2020 12:42