

# 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

7 Rodger Road, Wandin North Vic 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$835,000

Property Type House

Suburb Wandin North

Period - From 08/05/2023

to

07/05/2024

Source REIV

### 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	16 Cormilio Dr WANDIN NORTH 3139	\$1,750,000	25/11/2023
2	4 Rodger Rd WANDIN NORTH 3139	\$1,630,000	22/11/2023
3	268 Warburton Hwy WANDIN NORTH 3139	\$1,500,000	29/11/2023

**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:

08/05/2024 16:29



 3  
  1  
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**Rooms:** 7

**Property Type:** Land (Res)

**Land Size:** 84984 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

08/05/2023 - 07/05/2024: \$835,000

## Comparable Properties

**16 Cormilio Dr WANDIN NORTH 3139 (VG)**

Agent Comments

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**Price:** \$1,750,000

**Method:** Sale

**Date:** 25/11/2023

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 40500 sqm approx



**4 Rodger Rd WANDIN NORTH 3139 (REI)**

Agent Comments

 4  
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**Price:** \$1,630,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** House

**Land Size:** 68796.62 sqm approx



**268 Warburton Hwy WANDIN NORTH 3139 (REI/VG)**

Agent Comments

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**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 29/11/2023

**Property Type:** House

**Land Size:** 20800.86 sqm approx