

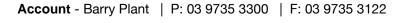
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47AF								of the Estate Agents Act 1980			
Property offere	ed for s	sale										
Address Including suburb and postcode		15 Sirocco Court, Wandin North Vic 3139										
ndicative selling price												
For the meaning	of this p	orice see	con	sume	er.vic.gov.	au/und	erquoting					
Range betweer	Range between \$620,000			. &			80,000					
Median sale price												
Median price	\$681,50	00	Ηοι	use	Х	Unit			Suburb	Wa	andin North	
Period - From	01/10/2	016	to	30/0	09/2017		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												
2												
3												
									•			

OR

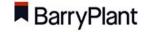
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

**Property Type:** House **Land Size:** 646 sqm approx

**Agent Comments** 

Indicative Selling Price \$620,000 - \$680,000 Median House Price Year ending September 2017: \$681,500

## Comparable Properties



15 Sirocco Ct WANDIN NORTH 3139 (REI/VG)

**-** . A

Price: \$600,000 Method: Private Sale Date: 19/12/2016

Rooms: 4

**Property Type:** House **Land Size:** 646 sqm approx

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.

**Account** - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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Agent Comments