Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	17 Sirocco Court, Wandin North Vic 3139
Including suburb and	
postcode	

Indicative selling price

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

Range between \$850,000 & \$935,000	Range between	\$850,000	&	\$935,000
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Median sale price

Median price \$	8893,750	Pro	perty Type	House		Suburb	Wandin North
Period - From 0	1/07/2023	to	30/06/2024		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

Auc	areas or comparable property	1 1100	Date of Sale
1	6 Morris Ct WANDIN NORTH 3139	\$865,000	07/07/2024
2	42 Wellington Rd WANDIN NORTH 3139	\$937,500	14/06/2024
3	6a George St WANDIN NORTH 3139	\$960,000	09/02/2024

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:	01/08/2024 10:34



Date of sale



Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

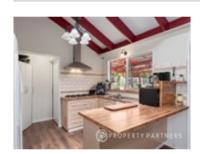
Indicative Selling Price \$850,000 - \$935,000 **Median House Price** Year ending June 2024: \$893,750





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

Comparable Properties



6 Morris Ct WANDIN NORTH 3139 (REI)





Price: \$865,000 Method: Private Sale Date: 07/07/2024 Property Type: House Land Size: 1102 sqm approx **Agent Comments**



42 Wellington Rd WANDIN NORTH 3139 (REI)







Agent Comments Larger land size.

Price: \$937,500 Method: Private Sale Date: 14/06/2024 Property Type: House Land Size: 2451 sqm approx



6a George St WANDIN NORTH 3139 (REI/VG)

Price: \$960.000 Method: Private Sale Date: 09/02/2024 Property Type: House Land Size: 1029 sqm approx





Agent Comments

Bigger home, larger allotment.

Account - Barry Plant | P: 03 9735 3300



