

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

17 Sirocco Court, Wandin North Vic 3139

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price

\$893,750

Property Type

House

Suburb

Wandin North

Period - From

01/07/2023

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	Price	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

17 Sirocco Court, Wandin North Vic 3139



Carl Payne

0397353300

0413589800

cpayne@barryplant.com.au

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

Year ending June 2024: \$893,750



3 2 2

Property Type: House

Land Size: 646 sqm approx

Agent Comments

Comparable Properties



6 Morris Ct WANDIN NORTH 3139 (REI)

Agent Comments

6 3 3

Price: \$865,000

Method: Private Sale

Date: 07/07/2024

Property Type: House

Land Size: 1102 sqm approx



42 Wellington Rd WANDIN NORTH 3139 (REI)

Agent Comments

4 1 4

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)

Agent Comments

4 2 2

Bigger home, larger allotment.

Price: \$960,000

Method: Private Sale

Date: 09/02/2024

Property Type: House

Land Size: 1029 sqm approx

Account - Barry Plant | P: 03 9735 3300



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.