

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 Victoria Street, Wandin North Vic 3139

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$937,500 Property Type House Suburb Wandin North

Period - From 07/11/2023 to 06/11/2024 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	18 Cormilio Dr WANDIN NORTH 3139	\$2,500,000	22/10/2024
2	70 De Lancey Rd WANDIN NORTH 3139	\$1,750,000	22/05/2024
3	75 De Lancey Rd WANDIN NORTH 3139	\$2,100,000	20/05/2024

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:

07/11/2024 12:34



7 5 8

Property Type: Houses x 2
Land Size: 35209 sqm approx

Agent Comments

3.52 Hectares or 8.7 Acres (approx). With two dwellings one with access from 4 Evans Grove & the Other 7 Victoria Street

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

07/11/2023 - 06/11/2024: \$937,500

Comparable Properties



18 Cormilio Dr WANDIN NORTH 3139 (REI)

Agent Comments

5 2 8

Price: \$2,500,000

Method: Private Sale

Date: 22/10/2024

Property Type: House (Res)

Land Size: 44515.46 sqm approx



70 De Lancey Rd WANDIN NORTH 3139 (REI/VG)

Agent Comments

5 2 4

Price: \$1,750,000

Method: Private Sale

Date: 22/05/2024

Property Type: House

Land Size: 40500 sqm approx



75 De Lancey Rd WANDIN NORTH 3139 (REI)

Agent Comments

7 4 12

Closest comparison as there was a 2nd dwelling on the property. Small cottage

Price: \$2,100,000

Method: Private Sale

Date: 20/05/2024

Property Type: House (Res)

Land Size: 14568.70 sqm approx