## 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 betwee	n \$2,000,000		&		\$2,200,0	00		
Median sale p	rice							
Median price	\$937,500	Pro	operty Type	Hous	se		Suburb	Wandin North
Period - From	07/11/2023	to	06/11/2024		So	urce	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.

Ado	dress 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:

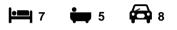
07/11/2024 12:34





Carl Payne





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

0397353300 0413589800 cpayne@barryplant.com.au

**Indicative Selling Price** \$2,000,000 - \$2,200,000 **Median House Price** 07/11/2023 - 06/11/2024: \$937,500

selling agent in these transactions.

to market activity, and we do not necessarily claim to have acted as the

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

# **Comparable Properties**

	18 Cormilio Dr WANDIN NORTH 3139 (REI) 18 5 🙀 2 🏟 8	Agent Comments
	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) 5 2 2 4 Price: \$1,750,000 Method: Private Sale Date: 22/05/2024 Property Type: House Land Size: 40500 sqm approx	Agent Comments
A Professionals	75 De Lancey Rd WANDIN NORTH 3139 (REI) 7 4 2 12 Price: \$2,100,000 Method: Private Sale Date: 20/05/2024 Property Type: House (Res) Land Size: 14568.70 sqm approx	Agent Comments Closest comparison as there was a 2nd dwelling on the property. Small cottage
Account - Barry Plant   P: 03 9	9735 3300	
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