

## 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

322 Warburton Highway Wandin North VIC 3139

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Wandin North

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

### 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 6 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

4 Adams Place Mount Evelyn VIC 3796	\$740,000	20-Apr-21
4 George Street Wandin North VIC 3139	\$800,000	22-Jul-21
1 Ella Mews Seville VIC 3139	\$750,000	12-May-21

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 6 months.~~

This Statement of Information was prepared on: 04 August 2021



**4 Adams Place Mount Evelyn VIC 3796**

 3  1  1

Sold Price

**\$740,000**

Sold Date

**20-Apr-21**

Distance

**4.83km**



**4 George Street Wandin North VIC 3139**

 3  2  2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**22-Jul-21**

Distance

**0.41km**



**1 Ella Mews Seville VIC 3139**

 2  2  2

Sold Price

**\$750,000**

Sold Date

**12-May-21**

Distance

**2.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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