

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

64 Wandana Road, Sale Vic 3850

Indicative selling price

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

Range between \$815,000 & \$850,000

Median sale price

Median price \$352,500 Property Type House Suburb Sale

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	3 Wandana Rd SALE 3850	\$925,000	10/06/2020
2	22 Rhodes Dr SALE 3850	\$885,000	13/05/2020
3	14 Millicent Ct SALE 3850	\$835,000	10/07/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

13/01/2021 16:27



Property Type: Land

Land Size: 4018 sqm approx

Agent Comments

Comparable Properties



3 Wandana Rd SALE 3850 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 10/06/2020

Rooms: 11

Property Type: House

Land Size: 4000 sqm approx



22 Rhodes Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 13/05/2020

Rooms: 11

Property Type: House

Land Size: 5230 sqm approx



14 Millicent Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 10/07/2020

Rooms: 9

Property Type: House

Land Size: 4044 sqm approx