

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 and
postcode

36 Affleck Street Wandong VIC 3758

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$924,000

Property type

House

Suburb

Wandong

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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

27 Dry Creek Crescent Wandong VIC 3758	\$640,000	03-Aug-21
26 Station Avenue Heathcote Junction VIC 3758	\$905,000	22-Feb-21
22 Glenburnie Avenue Heathcote Junction VIC 3758	\$850,000	06-Sep-21

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: 09 October 2021

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**27 Dry Creek Crescent Wandong
VIC 3758**

3 1 2

Sold Price

\$640,000

Sold Date

03-Aug-21

Distance

0.2km
**26 Station Avenue Heathcote
Junction VIC 3758**

4 3 6

Sold Price

\$905,000

Sold Date

22-Feb-21

Distance

1.12km
**22 Glenburnie Avenue Heathcote
Junction VIC 3758**

3 2 6

Sold Price

^{RS} **\$850,000**

Sold Date

06-Sep-21

Distance

1.53km**RS** = Recent sale**UN** = Undisclosed Sale

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