

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

22a John Street, Wandin North VIC 3139

Indicative selling price

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

Range Between \$930,000 & \$970,000

Median sale price

Median price \$875,000

Property type

House

Suburb

Wandin North

Period - From 07/11/2021

to

06/11/2022

Source

REIV

Comparable property sales

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) 9 John Street, WANDIN NORTH 3139	\$1,100,000	06/09/2022
2) 14 Darinda Avenue, WANDIN NORTH 3139	\$1,000,000	13/07/2022
3) 4 Lachlan Way, WANDIN NORTH 3139	\$940,000	29/09/2022

This Statement of Information was prepared on: 07/11/2022 09.57