

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

22 Edmond Crescent, Wandin North Vic 3139

Indicative selling price

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

Range between

\$520,000

&

\$570,000

Median sale price

Median price

\$727,500

House

X

Unit

Suburb

Wandin North

Period - From

01/01/2018

to

31/12/2018

Source

REIV

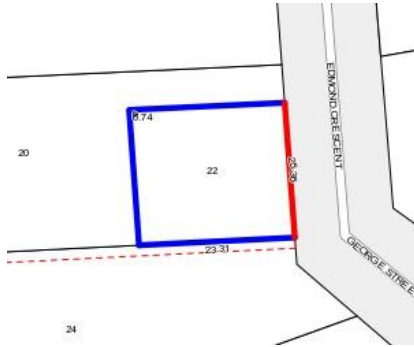
Comparable property sales (*Delete A or B below as applicable)

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.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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.



 3  2  2

Rooms:
Property Type: House
Land Size: 591.5 sqm approx
Agent Comments

Indicative Selling Price
 \$520,000 - \$570,000
Median House Price
 Year ending December 2018: \$727,500

Comparable Properties



10 Meadow Ct WANDIN NORTH 3139 (REI)

Agent Comments

 3  1  4

Price: \$550,000
Method: Private Sale
Date: 15/01/2019
Rooms: -
Property Type: House
Land Size: 898 sqm approx



400 Warburton Hwy WANDIN NORTH 3139 (REI/VG)

Agent Comments

 3  1  -

Price: \$520,000
Method: Private Sale
Date: 07/08/2018
Rooms: 4
Property Type: House
Land Size: 613 sqm approx

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.