

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47AF								of the Estate Agents Act 1980			
Property offere	d for s	sale										
Address Including suburb and postcode			ourton H	ighway, V	Vandin	North Vic 3	3139					
Indicative sellir	ng pric	е										
For the meaning of	of this p	orice see o	consume	r.vic.gov.	au/und	erquoting						
Range between	8 \$950,000											
Median sale pri	се											
Median price	3725,00	00	House	Х	Unit			Suburb	Wa	ındin North		
Period - From	)1/01/2	017 1	to 31/1	12/2017		Source	REIV	/				
Comparable pr	operty	sales (*	Delete	A or B b	elow a	s applica	ıble)					
	hat the	estate ag					•	operty for sale to be most cor				
Address of comparable property								Price		Date of sale		
1												
2												
3												

OR

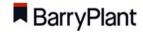
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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Rooms:

Property Type: House Land Size: 2365 sqm approx

Agent Comments

**Indicative Selling Price** \$880,000 - \$950,000 **Median House Price** Year ending December 2017: \$725,000

## Comparable Properties



24 John St WANDIN NORTH 3139 (REI/VG)

**---** 3



Price: \$930,000 Method: Private Sale Date: 26/09/2017 Rooms: 10 Property Type: House

Land Size: 1321 sqm approx

Agent Comments



23 Prospect Rd WANDIN NORTH 3139

(REI/VG)





Price: \$900.000 Method: Private Sale Date: 15/09/2017

Rooms: 5

Property Type: House Land Size: 1433 sqm approx Agent Comments

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