

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

13 View Street, Wandin North Vic 3139

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$750,000 Property Type House Suburb Wandin North

Period - From 01/01/2021 to 31/03/2021 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	7 View St WANDIN NORTH 3139	\$720,000	28/04/2021
2	3 Sartina PI WANDIN NORTH 3139	\$700,000	10/02/2021
3	4 Farrar Way WANDIN NORTH 3139	\$682,000	22/12/2020

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.~~

This Statement of Information was prepared on:

25/05/2021 14:54



Property Type: House (Previously Occupied - Detached)
Land Size: 1011 sqm approx
 Agent Comments

Indicative Selling Price
 \$680,000 - \$720,000
Median House Price
 March quarter 2021: \$750,000

Comparable Properties



7 View St WANDIN NORTH 3139 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 28/04/2021
Property Type: House
Land Size: 431 sqm approx



3 Sartina PI WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 10/02/2021
Property Type: House
Land Size: 536 sqm approx



4 Farrar Way WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$682,000
Method: Private Sale
Date: 22/12/2020
Property Type: House
Land Size: 996 sqm approx