

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

11 Weymar Crescent 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)

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

Suburb

Wandin North

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

30 Weymar Crescent Wandin North VIC 3139	\$767,000	03-Aug-21
13 View Street Wandin North VIC 3139	\$733,000	17-Jun-21
14 Union Road Wandin North VIC 3139	\$707,500	02-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 15 November 2021



30 Weymar Crescent Wandin North VIC 3139

3 1 2

Sold Price \$767,000 Sold Date 03-Aug-21

Distance **0.24km**



13 View Street Wandin North VIC 3139

3 1 2

Sold Price

\$733,000 Sold Date 17-Jun-21

Distance **0.91km**



14 Union Road Wandin North VIC 3139

3 1 1

Sold Price

\$707,500 Sold Date 02-Jun-21

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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