

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 328 Warburton Highway, Wandin North Vic 3139

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$960,000 Property Type House Suburb Wandin North

Period - From 01/01/2024 to 31/12/2024 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	30 Connors Flat Rd WANDIN NORTH 3139	\$730,000	10/12/2024
2	2 Farrar Way WANDIN NORTH 3139	\$785,000	29/08/2024
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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: 19/02/2025 15:23



Rooms: 4
Property Type: House
Land Size: 928 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 Year ending December 2024: \$960,000

Comparable Properties



30 Connors Flat Rd WANDIN NORTH 3139 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 10/12/2024
Property Type: House (Res)
Land Size: 879 sqm approx



2 Farrar Way WANDIN NORTH 3139 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 29/08/2024
Property Type: House
Land Size: 863 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.

Account - Barry Plant | P: 03 9735 3300