

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 Galera Court, Wandin North Vic 3139

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$900,000

Property Type House

Suburb Wandin North

Period - From 01/01/2022

to 31/12/2022

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	51 Littlejohn Av MOUNT EVELYN 3796	\$875,000	16/08/2022
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.~~

This Statement of Information was prepared on:

24/01/2023 15:21



 4  2  3

Property Type: House
Land Size: 686 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
Year ending December 2022: \$900,000

Comparable Properties



51 Littlejohn Av MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 4  2  4

Price: \$875,000
Method: Private Sale
Date: 16/08/2022
Property Type: House
Land Size: 963 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 | F: 03 9735 3122