



STATEMENT OF INFORMATION

2 VICTORY AVENUE, WANDIN NORTH
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

2 VICTORY AVENUE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Wandin North

Period-from

01 Dec 2021

to

30 Nov 2022

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

27 CHANNEL ROAD MOUNT EVELYN VIC 3796	\$650,000	14-Aug-22
1 OSMASTON PLACE MOUNT EVELYN VIC 3796	\$625,000	19-Aug-22
5/19 PROSPECT ROAD WANDIN NORTH VIC 3139	\$585,000	14-Jul-22

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: 06 December 2022

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27 CHANNEL ROAD MOUNT EVELYN VIC 3796

2 1 1

Sold Price **\$650,000** Sold Date **14-Aug-22**

Distance **4.88km**



1 OSMASTON PLACE MOUNT EVELYN VIC 3796

2 2 -

Sold Price **\$625,000** Sold Date **19-Aug-22**

Distance **4.48km**



5/19 PROSPECT ROAD WANDIN NORTH VIC 3139

2 1 1

Sold Price **\$585,000** Sold Date **14-Jul-22**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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