

Date: 14/11/2018

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

260 Warburton Highway, Wandin North 3139

Indicative selling price

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

Range between

\$620,000

&

\$660,000

Median sale price

Median price

\$740,000

House

X

Unit

Suburb
or locality

Wandin North

Period - From

01/10/2018

to

31/12/2018

Source

REIV

Comparable property sales

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
8 Stephen Road, Wandin North 3139	\$670,000	03/10/2018
28 Connors Flat Road, Wandin North 3139	\$615,000	16/10/2018
259 Warburton Highway, Wandin North 3139	\$655,200	11/01/2019