

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 6 Royal Avenue, Wandin North Vic 3139

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$727,250

House

X

Unit

Suburb

Wandin North

Period - From 01/04/2018

to

31/03/2019

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		
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.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 1009 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending March 2019: \$727,250

Comparable Properties



10 Meadow Ct WANDIN NORTH 3139 (REI/VG) [Agent Comments](#)

 3  1  4

Price: \$550,000

Method: Private Sale

Date: 15/01/2019

Rooms: -

Property Type: House

Land Size: 898 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.