## 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

263 Warburton Highway, Wandin North Vic 3139

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting			
Range betweer	n \$750,000		&		\$800,000				
Median sale price									
Median price	\$960,000	Pro	operty Type	Hou	se		Suburb	Wandin North	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16 Beenak Rd WANDIN NORTH 3139	\$800,000	16/01/2025
2	259 Warburton Hwy WANDIN NORTH 3139	\$835,000	31/08/2024
3	2 Farrar Way WANDIN NORTH 3139	\$785,000	29/08/2024

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:

06/02/2025 11:50









**Property Type:** Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median House Price Year ending December 2024: \$960,000

# **Comparable Properties**

16 Beenak Rd WANDIN NORTH 3139 (REI)   1 1 3   Price: \$800,000   Method: Private Sale   Date: 16/01/2025   Property Type: House   Land Size: 1026 sqm approx	Agent Comments
259 Warburton Hwy WANDIN NORTH 3139 (REI/VG) 3 2 2 2 Price: \$835,000 Method: Private Sale Date: 31/08/2024 Property Type: House Land Size: 1011 sqm approx	Agent Comments
2 Farrar Way WANDIN NORTH 3139 (REI/VG) 3 2 2 2 Price: \$785,000 Method: Private Sale Date: 29/08/2024 Property Type: House Land Size: 863 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300



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