## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| Prope   | rty offered for s   | sale                                      |                        |            |         |                  |             |              |  |
|---|---|---|------------------------|------------|---------|------------------|-------------|--------------|--|
| Address<br>Including suburb and<br>postcode   |   | 11 Imperial Avenue, Wandin North Vic 3139 |                        |            |         |                  |             |              |  |
| Indica  | tive selling pric   | ce  |                        |            |         |                  |             |              |  |
| For the   | meaning of this p   | orice see cor                             | nsumer.vic.gov.au      | /underquot | ing     |                  |             |              |  |
| Range   | e between \$1,00  | 0,000                                     | & \$1,100,000          |            |         |                  |             |              |  |
| Media   | n sale price  |   |                        |            |         |                  |             |              |  |
| Median price \$875,000  |   |   | roperty Type Hou       | ise        | Su      | burb             | Wandin Nort | th           |  |
| Period  | d - From 12/11/2  | 2024 to                                   | 11/11/2025 Source Prop |            |         | operty           | perty Data  |              |  |
| Compa   | arable property   | / sales (*De                              | elete A or B bel       | ow as app  | licable | ·)               |             |              |  |
| <b>A*</b>   | A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale. |   |                        |            |         |                  |             |              |  |
| Address of comparable property  |   |   |                        |            |         | Pr               | rice        | Date of sale |  |
| 1   |   |   |                        |            |         |                  |             |              |  |
| 2   |   |   |                        |            |         |                  |             |              |  |
| 3   |   |   |                        |            |         |                  |             |              |  |
| OR  |   |   |                        |            |         |                  |             |              |  |
| <b>B</b> * The estate agent or agent's representative reasonably believes that fewer than three compa properties were sold within two kilometres of the property for sale in the last six months. |   |   |                        |            |         |                  |             |              |  |
| This Statement of Information was prepared on:  |   |   |                        |            |         | 12/11/2025 15:08 |             |              |  |









Property Type: House Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 12/11/2024 - 11/11/2025: \$875,000

## Comparable Properties

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



