

Statement of Information

Single residential property located in the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode


45 BEENAK RD, WANDIN NORTH VIC 3139

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,490,000 to \$1,590,000

Median sale price

Median price \$957,500 Property type House Suburb WANDIN NORTH

Period - From 01/04/2024 to 31/03/2025 Source **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
1) 60 BERRY RD, SILVAN VIC 3795	\$1,560,000	29/04/2025
2) 39 MONBULK-SEVILLE RD, SEVILLE VIC 3139	\$1,550,000	27/02/2025
3) 851 MACCLESFIELD RD, YELLINGBO VIC 3139	\$1,515,000	13/04/2025

This Statement of Information was prepared on: 28/05/2025