

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 DARINDA AVENUE, WANDIN NORTH,**

 4  2  6

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$900,000 to \$950,000**

Provided by: Ian Williams, Ian Reid Buyer & Vendor Advocates

## MEDIAN SALE PRICE



**WANDIN NORTH, VIC, 3139**

Suburb Median Sale Price (House)

**\$800,000**

01 April 2023 to 31 March 2024

Provided by:  pricefinder

## 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.

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for

### Property offered for

Address  
Including suburb and

4 DARINDA AVENUE, WANDIN NORTH, VIC 3139

### Indicative selling price

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Price Range: \$900,000 to \$950,000

### Median sale price

Median price \$800,000

Property type

House

Suburb

WANDIN NORTH

Period

01 April 2023 to 31 March 2024

Source



### Comparable property sales

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

01/05/2024