

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 4 DARINDA AVENUE, WANDIN NORTH,







**Indicative Selling Price** 

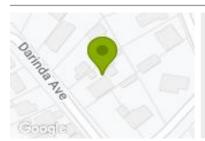
For the meaning of this price see consumer.vic.au/underquoting

**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							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Price Range:		\$900,000 to \$950,000					
Median sale price							
Median price	sice \$800,000		Property type	House	Suburb	WANDIN NORTH	
Period	01 April 2023 to 31 March 2024			Source	р	pricefinder	

#### 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.

01/05/2024

This Statement of Information was prepared