

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

4 Rue De Gare, Wandin North Vic 3139

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$835,000 Property Type House Suburb Wandin North

Period - From 01/04/2023 to 31/03/2024 Source 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.~~

	Address of comparable property	Price	Date of sale
1	4 Morris Ct WANDIN NORTH 3139	\$765,000	15/12/2023
2	17 Alfred St WANDIN NORTH 3139	\$715,000	18/12/2023
3			

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:

18/06/2024 14:56



 3  1  1

Property Type: House

Land Size: 1179 sqm approx

Agent Comments

Comparable Properties



4 Morris Ct WANDIN NORTH 3139 (REI/VG)

Agent Comments

 3  3  2

Price: \$765,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 1174 sqm approx



17 Alfred St WANDIN NORTH 3139 (REI/VG)

Agent Comments

 3  2  2

Price: \$715,000

Method: Private Sale

Date: 18/12/2023

Property Type: House

Land Size: 707 sqm approx

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 - Jellis Craig | P: 03 9726 8888