

# 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 6 Morris Court, Wandin North Vic 3139

### Indicative selling price

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

Range between \$840,000 & \$880,000

### Median sale price

Median price \$860,000 Property Type House Suburb Wandin North

Period - From 01/01/2023 to 31/12/2023 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	8 Wanda Av WANDIN NORTH 3139	\$900,000	17/11/2023
2	1 Greenglades Ct WANDIN NORTH 3139	\$887,500	22/10/2023
3	11 Winifred St SEVILLE 3139	\$887,000	08/09/2023

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: 12/03/2024 11:54



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1073 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$840,000 - \$880,000  
**Median House Price**  
Year ending December 2023: \$860,000

## Comparable Properties



8 Wanda Av WANDIN NORTH 3139 (REI/VG)

Agent Comments



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 17/11/2023  
**Property Type:** House  
**Land Size:** 1026 sqm approx



1 Greenglades Ct WANDIN NORTH 3139 (REI/VG)

Agent Comments



**Price:** \$887,500  
**Method:** Private Sale  
**Date:** 22/10/2023  
**Property Type:** House  
**Land Size:** 1010 sqm approx



11 Winifred St SEVILLE 3139 (REI/VG)

Agent Comments



**Price:** \$887,000  
**Method:** Private Sale  
**Date:** 08/09/2023  
**Property Type:** House  
**Land Size:** 1161 sqm approx