

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

305 Wandin East Road, Wandin East, 3139

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*1,275,000 & \$1,325,000

Median sale price

(*Delete house or unit as applicable)

Median price \$695,000

*House 1

*Unit

Suburb
or locality Wandin North

Period - From 1/19/2017 to 31/10/2017

Source R P Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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		
2	\$	
3	\$	

OR Please Note, it is almost impossible to give an example of a comparable sale here. This is unique in that it is a genuine dual occupancy, lifestyle property. Another with some similarities at 35 Wandin East Road, Wandin North is currently under contract at a figure between \$1,300,000 and \$1,320,000

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.