### 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              | 10 Greenglades Court, Wandin North Vic 3139 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |

#### Indicative selling price

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

| Range between \$750,000 & \$800,000 | Range between | \$750,000 | & | \$800,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

#### Median sale price

| Median price  | \$957,500  | Pro | perty Type | House |        | Suburb | Wandin North |
|---------------|------------|-----|------------|-------|--------|--------|--------------|
| Period - From | 01/04/2024 | to  | 31/03/2025 |       | 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

| Add | dress of comparable property        | Price     | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1   | 19 Elsie St WANDIN NORTH 3139       | \$808,000 | 23/04/2025   |
| 2   | 335 Warburton Hwy WANDIN NORTH 3139 | \$755,000 | 17/04/2025   |
| 3   | 16 Beenak Rd WANDIN NORTH 3139      | \$800,000 | 16/01/2025   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 02/07/2025 18:48 |
|--|------------------|













**Property Type:** House **Land Size:** 917 sqm approx

**Agent Comments** 

Indicative Selling Price \$750,000 - \$800,000 Median House Price Year ending March 2025: \$957,500

# Comparable Properties



19 Elsie St WANDIN NORTH 3139 (REI/VG)

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**3** 2

**Agent Comments** 

Price: \$808,000 Method: Private Sale Date: 23/04/2025 Property Type: House Land Size: 997 sqm approx

335 Warburton Hwy WANDIN NORTH 3139 (REI/VG)

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**Agent Comments** 

Price: \$755,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Land Size: 1138 sqm approx

16 Beenak Rd WANDIN NORTH 3139 (REI/VG)

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Agent Comments

Price: \$800,000 Method: Private Sale Date: 16/01/2025 Property Type: House Land Size: 1026 sqm approx

Account - Jellis Craig | P: 03 9726 8888





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