

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 ALFRED STREET WANDIN NORTH VIC 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Wandin North

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

158 BAILEY ROAD MOUNT EVELYN VIC 3796	\$910,000	13-Mar-25
18 JOHN STREET WANDIN NORTH VIC 3139	\$865,000	22-Nov-24

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 6 months.

This Statement of Information was prepared on: 14 May 2025



**158 BAILEY ROAD MOUNT EVELYN
VIC 3796**

Sold Price

^{RS}

\$910,000

Sold Date

13-Mar-25



4



2



2

Distance

1.75km



**18 JOHN STREET WANDIN NORTH
VIC 3139**

Sold Price

\$865,000

Sold Date

22-Nov-24



4



2



2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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