



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
365 Clegg Road,  
WANDIN NORTH

4  2  2  6 

Indicative selling price

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

**Range \$600,000 - \$660,000**



**Jeff Anderson**

0411 222 744

[jeffa@rosshunt.com.au](mailto:jeffa@rosshunt.com.au)



**Kristin Vermeulen**

0423 437 996

[kristinv@rosshunt.com.au](mailto:kristinv@rosshunt.com.au)



# Ross-Hunt

real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

Ross-Hunt Real Estate Pty Ltd  
A: 99-105 Union Road, Surrey Hills 3127  
E: [sales@rosshunt.com.au](mailto:sales@rosshunt.com.au) | T: (03) 9830 4044  
[www.rosshunt.com.au](http://www.rosshunt.com.au)

# 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

365 Clegg Road, 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 \$600,000 & \$660,000

### Median sale price

Median price \$640,000 Property Type House Suburb Wandin North

Period - From 01/04/2019 to 31/03/2020 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	12 Sebire Av WANDIN NORTH 3139	\$745,000	24/12/2019
2	17 Wellington Rd WANDIN NORTH 3139	\$652,500	24/03/2020
3	403 Clegg Rd WANDIN NORTH 3139	\$600,000	29/02/2020

**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:

12/06/2020 09:52



**Property Type:** House  
**Land Size:** 565 sqm approx  
**Agent Comments**

## Comparable Properties



**12 Sebire Av WANDIN NORTH 3139 (REI/VG)**

**Agent Comments**



**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 24/12/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 791 sqm approx



**17 Wellington Rd WANDIN NORTH 3139 (REI/VG)**

**Agent Comments**



**Price:** \$652,500  
**Method:** Private Sale  
**Date:** 24/03/2020  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 930 sqm approx



**403 Clegg Rd WANDIN NORTH 3139 (REI/VG)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 29/02/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 529 sqm approx