

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 BROWNHILL RIDGE WANDANA HEIGHTS VIC 3216

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

\$759,000

&

\$829,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,043,750

Property type

House

Suburb

Wandana Heights

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

28 BROWNHILL RIDGE WANDANA HEIGHTS VIC 3216	\$815,000	03-Feb-23
69 GROSVENOR DRIVE WANDANA HEIGHTS VIC 3216	\$830,000	11-Mar-23
11 NIREEDA COURT WANDANA HEIGHTS VIC 3216	\$855,000	26-Oct-22

OR

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.~~

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Kieron Hunter
P 52444770
M 0435798405
E khunter@barryplant.com.au



28 BROWN HILL RIDGE WANDANA HEIGHTS VIC 3216 Sold Price **\$815,000** Sold Date **03-Feb-23**

4 2 2

Distance **0.05km**



69 GROSVENOR DRIVE WANDANA HEIGHTS VIC 3216 Sold Price **\$830,000** Sold Date **11-Mar-23**

3 2 2

Distance **0.48km**



11 NIREEDA COURT WANDANA HEIGHTS VIC 3216 Sold Price **\$855,000** Sold Date **26-Oct-22**

3 2 2

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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