



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2/38 Wandana Drive, WANDANA HEIGHTS 3216

Unit



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$540,000 - \$580,000

Median sale price

Median **Unit** for **WANDANA HEIGHTS** for period **Oct 2018 - Oct 2019**

Sourced from **Pricefinder**.

\$278,500

Comparable property sales

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 the most comparable to the property for sale.

5B Canterbury Court,
Wandana Heights 3216

Price **\$540,000** Sold

1/153 Barrabool Road,
Highton 3216

Price **\$340,000** Sold 18
December 2018

28 Vanessa Avenue,
Highton 3216

Price **\$565,000** Sold 30
January 2019

This Statement of Information was prepared on 12th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Stockdale & Leggo Sth Barwon

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Contact agents



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