

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

40 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

\$995,000

&

\$1,085,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Wandana Heights

Period-from

01 Aug 2022

to

31 Jul 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

26 MONCRIEFF CRESCENT WANDANA HEIGHTS VIC 3216	\$1,010,000	25-Nov-22
41 DRYDEN WAY HIGHTON VIC 3216	\$1,025,000	31-May-23
8 ETTRIC WAY HIGHTON VIC 3216	\$1,105,000	26-Jul-23

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.

This Statement of Information was prepared on: 03 August 2023



**26 MONCRIEFF CRESCENT
WANDANA HEIGHTS VIC 3216**

 3  2  4

Sold Price **\$1,010,000** Sold Date **25-Nov-22**

Distance **0.09km**



**41 DRYDEN WAY HIGHTON VIC
3216**

 4  2  2

Sold Price ^{RS} **\$1,025,000** ^{UN} Sold Date **31-May-23**

Distance **0.44km**



8 ETTRIC WAY HIGHTON VIC 3216

 4  2  2

Sold Price ^{RS} **\$1,105,000** Sold Date **26-Jul-23**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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