



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 14 Trafalgar Square, WANDANA HEIGHTS 3216

### Indicative selling price

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

**Range \$945,000 - \$995,000**

### Median sale price

Median **House** for **WANDANA HEIGHTS** for period **Apr 2019 - Oct 2019**

Sourced from **Pricefinder**.

**\$721,500**

### 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.

**88 Grosvenor Dve,**  
Wandana Heights 3216

Price **\$837,000** Sold 17 May  
2019

**125 Grosvenor Dve,**  
Wandana Heights 3216

Price **\$975,000** Sold 14 June  
2019

**54 James Cook Dve,**  
Wandana Heights 3216

Price **\$1,030,000** Sold 26  
May 2019

This Statement of Information was prepared on 15th Oct 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 St h Barwon

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### Contact agents



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**Stockdale  
& Leggo**