

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 LAPIN GROVE, WANDANA HEIGHTS,

5 2 2

Indicative Selling Price

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

Price Range: \$799,000 to \$859,000

MEDIAN SALE PRICE



WANDANA HEIGHTS, VIC, 3216

Suburb Median Sale Price (House)

\$710,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



12 KIRAMI CRT, WANDANA HEIGHTS, VIC

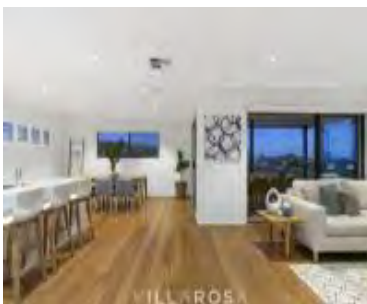
4 2 2

Sale Price

\$800,000

Sale Date: 14/11/2017

Distance from Property: 373m



8 LAPIN GR, WANDANA HEIGHTS, VIC 3216

5 3 2

Sale Price

\$775,000

Sale Date: 21/02/2018

Distance from Property: 46m



71 HIGHLAND WAY, HIGHTON, VIC 3216

4 3 3

Sale Price

\$920,000

Sale Date: 16/11/2017

Distance from Property: 1.2km



This report has been compiled on 19/04/2018 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 LAPIN GROVE, WANDANA HEIGHTS, VIC 3216

Indicative selling price

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

Price Range:

\$799,000 to \$859,000

Median sale price

Median price

\$710,000

House

X

Unit

Suburb

WANDANA HEIGHTS

Period

01 October 2017 to 31 March 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 KIRAMI CRT, WANDANA HEIGHTS, VIC 3216	\$800,000	14/11/2017
8 LAPIN GR, WANDANA HEIGHTS, VIC 3216	\$775,000	21/02/2018
71 HIGHLAND WAY, HIGHTON, VIC 3216	\$920,000	16/11/2017