

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

2 Caladenia Court Wandong VIC 3758

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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$932,500

Property type

Farm

Suburb

Wandong

Period-from

01 Jun 2020

to

31 May 2021

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 Station Avenue Heathcote Junction VIC 3758	\$905,000	22-Feb-21
6 McDonald Drive Wandong VIC 3758	\$810,000	05-Apr-21
49 Station Avenue Heathcote Junction VIC 3758	\$950,000	25-May-20

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: 10 June 2021

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26 Station Avenue Heathcote Junction VIC 3758

4 3 6

Sold Price

\$905,000

Sold Date

22-Feb-21

Distance

0.6km

6 McDonald Drive Wandong VIC 3758

3 2 5

Sold Price

^{RS} **\$810,000**

Sold Date

05-Apr-21

Distance

0.69km

49 Station Avenue Heathcote Junction VIC 3758

4 3 3

Sold Price

\$950,000

Sold Date

25-May-20

Distance

0.82km

29 North Mountain Road Heathcote Junction VIC 3758

5 2 4

Sold Price

\$845,000

Sold Date

09-Nov-20

Distance

0.83km

24 Wombat Avenue Heathcote Junction VIC 3758

3 2 2

Sold Price

\$843,000

Sold Date

05-Oct-20

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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