

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

11 STANFIELD DRIVE 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Wandana Heights

Period-from

01 Jun 2022

to

31 May 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

13 STANFIELD DRIVE WANDANA HEIGHTS VIC 3216	\$1,200,000	04-Dec-21
7 KIRAMI COURT WANDANA HEIGHTS VIC 3216	\$1,167,890	20-Mar-22
17 WANDANA DRIVE WANDANA HEIGHTS VIC 3216	\$1,220,000	02-Jan-22

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: 01 June 2023

**13 STANFIELD DRIVE WANDANA HEIGHTS VIC 3216**

5 3 2

Sold Price

\$1,200,000

Sold Date

04-Dec-21

Distance

0.02km**7 KIRAMI COURT WANDANA HEIGHTS VIC 3216**

5 2 2

Sold Price

\$1,167,890

Sold Date

20-Mar-22

Distance

0.38km**17 WANDANA DRIVE WANDANA HEIGHTS VIC 3216**

5 3 2

Sold Price

\$1,220,000

Sold Date

02-Jan-22

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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