# 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 Lapin Grove 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	\$849,000	&	\$929,000	
<b>Median sale price</b> (*Delete house or unit as applicable)					

Median Price	\$843,500	Prope	rty type House		Suburb	Wandana Heights	
Period-from	01 Apr 2020	to	31 Mar 2	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
78-80 Grosvenor Drive Wandana Heights VIC 3216	\$925,000	12-Sep-20
1 Noble Place Wandana Heights VIC 3216	\$909,900	21-Nov-20
16 Grosvenor Drive Wandana Heights VIC 3216	\$860,000	03-Mar-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: 09 April 2021



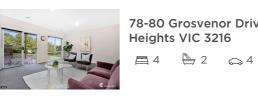
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925,000 Sold Date 12-Sep-20	ice <b>\$92</b>	na Sold Pri	ve Wandana	rosvenor [ VIC 3216	
Distance 0.56km				<b>≧</b> 2 ⊊	昌 4
Distance				ا 2 ⊊	昌 4



1 Noble 3216	Place W	/andana Heights VIC	Sold Price	\$909,900	Sold Date	21-Nov-20
	4	⇔ <sup>4</sup>			Distance	0.75km



16 Grosvenor Drive Wandana Heights VIC 3216		Sold Price	\$860,000	Sold Date	03-Mar-20	
酉 4	2 🌦	<b>⇔</b> 2			Distance	0.98km

#### RS = Recent sale UN = Undisclosed Sale

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