

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$843,500

Property type

House

Suburb

Wandana Heights

Period-from

01 Apr 2020

to

31 Mar 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



78-80 Grosvenor Drive Wandana Heights VIC 3216

4 2 4

Sold Price

\$925,000

Sold Date

12-Sep-20

Distance

0.56km



1 Noble Place Wandana Heights VIC 3216

5 4 4

Sold Price

\$909,900

Sold Date

21-Nov-20

Distance

0.75km



16 Grosvenor Drive Wandana Heights VIC 3216

4 2 2

Sold Price

\$860,000

Sold Date

03-Mar-20

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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