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

6 Florence Court 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	\$800,000	&	\$880,000
Median sale price					
(*Delete house or unit as app					
Modian Price	¢915.000	Broporty typo	Ночео	Suburb	Wandana Haighte

Median Price	\$815,000	Property type		House		Suburb	Wandana Heights
Period-from	01 Aug 2020	to	31 Jul 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
2 Lapin Grove Wandana Heights VIC 3216	\$882,000	22-Apr-21
1 Sheoak Court Highton VIC 3216	\$865,000	24-Jul-21
61 Leigh Road Highton VIC 3216	\$880,000	08-Jun-21

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.

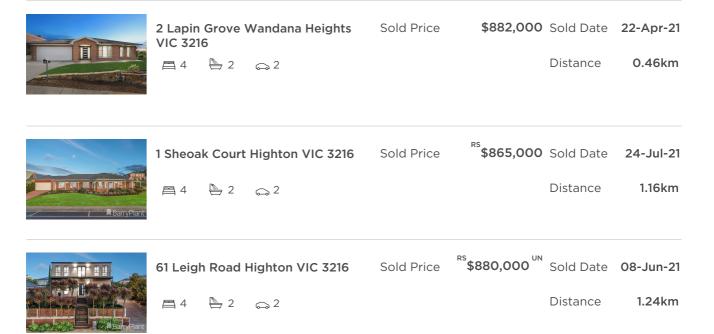
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consumer.vic.gov.au



E jwarren@barryplant.com.au



RS = Recent sale UN = Undisclosed Sale

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