

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

13 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

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$844,750

Property type

House

Suburb

Wandana Heights

Period-from

01 Nov 2020

to

31 Oct 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

6 Florence Court Wandana Heights VIC 3216	\$1,041,000	25-Aug-21
40 Knollbrook Close Highton VIC 3216	-	29-Oct-21
41 Brassey Avenue Highton VIC 3216	\$1,120,000	06-Nov-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.~~

This Statement of Information was prepared on: 30 November 2021



6 Florence Court Wandana Heights VIC 3216

 4  2  2

Sold Price

\$1,041,000

Sold Date

25-Aug-21

Distance

0.53km



40 Knollbrook Close Highton VIC 3216

 5  3  4

Sold Price

^{RS} - ^{UN}

Sold Date

29-Oct-21

Distance

0.75km



41 Brassey Avenue Highton VIC 3216

 4  2  2

Sold Price

^{RS} **\$1,120,000**

Sold Date

06-Nov-21

Distance

0.93km



19 Lapin Grove Wandana Heights VIC 3216

 4  2  2

Sold Price

^{RS} **\$1,200,000**

Sold Date

30-Sep-21

Distance

0.13km



8 Lapin Grove Wandana Heights VIC 3216

 5  3  2

Sold Price

\$1,200,000

Sold Date

15-Oct-21

Distance

0.22km



129 Grosvenor Drive Wandana Heights VIC 3216

 4  3  4

Sold Price

\$1,220,000

Sold Date

15-May-21

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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118 Wandana Drive Wandana Heights VIC 3216

 4  2  3

Sold Price **\$1,200,000** Sold Date **01-Apr-21**

Distance **0.34km**



96 Grosvenor Drive Wandana Heights VIC 3216

 3  2  2

Sold Price **\$1,080,000** Sold Date **08-Jan-21**

Distance **0.35km**

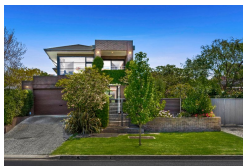


11 Regency Close Wandana Heights VIC 3216

 4  2  2

Sold Price **\$1,000,000** Sold Date **16-Mar-21**

Distance **0.75km**



18 Wandana Drive Wandana Heights VIC 3216

 4  2  2

Sold Price ^{RS} **\$1,205,000** Sold Date **20-Oct-21**

Distance **0.88km**

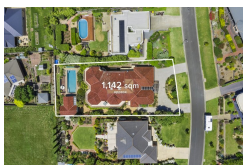


1 Pall Mall Wandana Heights VIC 3216

 5  2  2

Sold Price **\$1,260,000** Sold Date **01-Dec-20**

Distance **1.05km**



3 Trafalgar Square Wandana Heights VIC 3216

 4  3  3

Sold Price **\$1,180,000** Sold Date **17-Dec-20**

Distance **1.09km**

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52-54 Dryden Way Highton VIC 3216

 4
  2
  2

Sold Price ^{RS} **\$1,045,000** Sold Date **12-Oct-21**

Distance **1.16km**


34 Moreton Bay Drive Highton VIC 3216

 4
  2
  2

Sold Price ^{RS} **\$1,270,000** ^{UN} Sold Date **19-Nov-21**

Distance **1.22km**


4 Dougal Court Highton VIC 3216

 4
  2
  2

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **16-Oct-21**

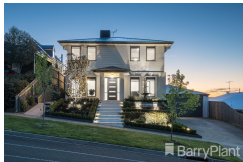
Distance **1.25km**


8 Marlyn Court Highton VIC 3216

 3
  1
  1

Sold Price ^{RS} **\$1,005,000** ^{UN} Sold Date **28-Oct-21**

Distance **2.06km**


135 Grantham Drive Highton VIC 3216

 4
  2
  2

Sold Price ^{RS} **\$1,160,000** ^{UN} Sold Date **02-Oct-21**

Distance **2.29km**


36 Stoneleigh Crescent Highton VIC 3216

 5
  4
  2

Sold Price ^{RS} **\$1,280,000** ^{UN} Sold Date **05-Nov-21**

Distance **2.29km**

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5 Landes Avenue Highton VIC 3216 Sold Price ^{RS} **\$1,030,000** Sold Date **04-Oct-21**
 Distance **2.31km**

 4  2  2



7 Tiverton Street Belmont VIC 3216 Sold Price ^{RS} **\$1,186,500** Sold Date **13-Nov-21**
 Distance **2.57km**

 4  1  4



1 Rudi Court Highton VIC 3216 Sold Price ^{RS} **\$1,046,000** Sold Date **11-Nov-21**
 Distance **2.81km**

 4  2  2



4 Highett Road Highton VIC 3216 Sold Price ^{RS} **\$1,225,000** ^{UN} Sold Date **14-Nov-21**
 Distance **3.05km**

 4  2  1



254 Scenic Road Highton VIC 3216 Sold Price ^{RS} **\$1,000,000** Sold Date **09-Oct-21**
 Distance **3.06km**

 4  2  2



4 Jacobs Street Belmont VIC 3216 Sold Price ^{RS} **\$1,130,000** Sold Date **20-Nov-21**
 Distance **3.07km**

 5  1  1

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15 Murray Street Highton VIC 3216

Sold Price

^{RS}

\$1,270,000

Sold Date

22-Nov-21



5



3



4

Distance

1.53km

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