

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

14 Lookout Way 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Land

Suburb

Wandana Heights

Period-from

01 Dec 2020

to

30 Nov 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

12 Heards Way Wandana Heights VIC 3216	\$519,900	27-Feb-21
4 Jellindale Court Highton VIC 3216	\$820,000	16-Feb-21
20 James Cook Drive Wandana Heights VIC 3216	\$640,000	30-Mar-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: 15 December 2021



12 Heards Way Wandana Heights VIC 3216

Sold Price

\$519,900

Sold Date

27-Feb-21



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4



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Distance

0.1km



4 Jellindale Court Highton VIC 3216

Sold Price

\$820,000

Sold Date

16-Feb-21



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Distance

2.56km



20 James Cook Drive Wandana Heights VIC 3216

Sold Price

\$640,000

Sold Date

30-Mar-21



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Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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