



Statement of Information

Sections 47AF of the Estate Agents Act 1980

32 James Cook Drive, WANDANA HEIGHTS 3216

House
5 beds 2 baths 2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$725,000 - \$755,000

Median sale price

Median **House** for **WANDANA HEIGHTS** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

\$677,500

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

10 Sunset Court, Highton 3216	Price \$721,200 Sold 19 June 2018
5 Tumble Tree Court, Highton 3216	Price \$730,000 Sold 29 October 2016
60 James Cook Drive, Wandana Heights 3216	Price \$720,000 Sold 30 June 2016

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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