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

25 Wandana 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	\$1,050,000	&	\$1,150,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$868,750	Prop	erty type	e House		Suburb	Wandana Heights
Period-from	01 Nov 2020	to	31 Oct 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
40 Knollbrook Close Highton VIC 3216	\$1,151,000	29-Oct-21
6 Florence Court Wandana Heights VIC 3216	\$1,041,000	25-Aug-21
6 Cemaloma Court Highton VIC 3216	\$1,140,000	17-Aug-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: 11 November 2021





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40 Knollbrook Close Highton VIC 3216

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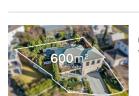
Sold Price

^{RS} \$1,151,000 UN

Sold Date 29-Oct-21

Distance

0.32km



6 Florence Court Wandana Heights Sold Price VIC 3216

\$1,041,000 Sold Date 25-Aug-21

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Distance

0.33km



6 Cemaloma Court Highton VIC 3216

Sold Price

\$1,140,000 Sold Date 17-Aug-21

■ 3 € 2 ⇔ 2 Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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