

# Wilson Partners

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

25 Baden Drive, Wandong

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$

or range between

\$679,000

&

\$689,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$588,000

\*House

\*Unit

Suburb  
or locality

Wandong

Period - From

April 2017

to

September  
2017

Source

Google

#### Comparable property sales

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
1 27A Baden Drive, Wandong	\$610,000	12/12/16
2 6 Glenburnie Ave, Heathcote Junction	\$567,000	03/04/17
3 3 Kooralinga Drive, Wandong	\$575,000	25/06/17