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	60 Wandana Drive, Wandana Heights VIC 3216

Indicative selling price

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

Single price $849,000

Median sale price

Median price $930,000 Property Type House Suburb Wandana Heights

Period - From 09/08/2024 to 08/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
37 James Cook Drive Wandana Heights VIC 3216	$930,000	08/11/2024
27 Stanfield Drive Wandana Heights VIC 3216	$870,000	29/10/2024
8 Grosvenor Drive Wandana Heights VIC 3216	$840,000	02/10/2024

This Statement of Information was prepared on: 10/02/2025