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 or locality and postcode	94 Grosvenor Drive, Wandana Heights Vic 3216

Indicative selling price

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

Single price $2,295,000

Median sale price

Median price $947,000 Property Type House Suburb Wandana Heights

Period - From 01/10/2023 to 30/09/2024 Source REIV

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 eighteen 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	36 Reigate Rd HIGHTON 3216	$2,260,000	09/10/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 13/12/2024 13:51

94 Grosvenor Drive, Wandana Heights Vic 3216



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Property Type: House (Previously Occupied - Detached)
Land Size: 1240 sqm approx

Agent Comments

Indicative Selling Price
$2,295,000
Median House Price
Year ending September 2024: $947,000

Comparable Properties



36 Reigate Rd HIGHTON 3216 (REI)

4 4 2

Price: $2,260,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 1108 sqm approx

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5222 7325

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