

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 77 MONCRIEFF CRESCENT, WANDANA



#### Indicative Selling Price

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

Price Range: **\$585,000 to \$625,000**

## MEDIAN SALE PRICE



### WANDANA HEIGHTS, VIC, 3216

Suburb Median Sale Price (Vacant Land)

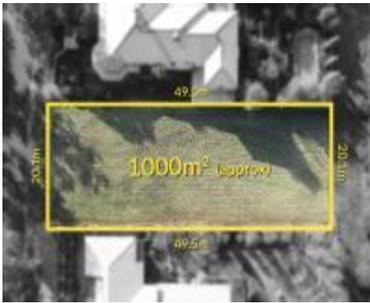
**\$491,000**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



### 20 JAMES COOK DR, WANDANA HEIGHTS, VIC



Sale Price

**\$662,000**

Sale Date: 31/10/2024

Distance from Property: 895m



### 10 LUCALBYN CRT, WANDANA HEIGHTS, VIC



Sale Price

**\$495,000**

Sale Date: 28/06/2024

Distance from Property: 849m



### 6 DREWAN DR, WANDANA HEIGHTS, VIC 3216



Sale Price

**\$650,000**

Sale Date: 08/08/2023

Distance from Property: 424m



This report has been compiled on 19/03/2025 by McGrath Armstrong Creek. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

77 MONCRIEFF CRESCENT, WANDANA HEIGHTS, VIC 3216

### Indicative selling price

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

Price Range: \$585,000 to \$625,000

### Median sale price

Median price: \$491,000

Property type: Vacant Land

Suburb: WANDANA HEIGHTS

Period: 01 January 2024 to 31 December 2024

Source: 

### 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
20 JAMES COOK DR, WANDANA HEIGHTS, VIC 3216	\$662,000	31/10/2024
10 LUCALBYN CRT, WANDANA HEIGHTS, VIC 3216	\$495,000	28/06/2024
6 DREWAN DR, WANDANA HEIGHTS, VIC 3216	\$650,000	08/08/2023

This Statement of Information was prepared on: 19/03/2025