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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

8 Kirami Court, Wandana Heights 3216
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### Indicative selling price

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

Between 

\$699,000
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 & 

\$768,900
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### Median sale price

Median price 

\$617,500
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 \*House  \*Unit  Suburb or locality 

Wandana Heights
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Period - From 

May 2017
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 to 

June 2017
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 Source 

CoreLogic
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### 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
16 Grosvenor Drive, Wandana Heights	\$765,000	28/4/2017
4 Bent Road, Wandana Heights	\$831,500	2/2/2017
4 Pall Mall, Wandana Heights	\$875,000	10/11/2016