

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 WHITON GROVE WYNDHAM VALE VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

| | | |
|--|-----------|-----------|
| 12 WHITON GROVE WYNDHAM VALE VIC 3024 | \$535,000 | 22-Dec-23 |
| 212 MCGRATH ROAD WYNDHAM VALE VIC 3024 | \$571,111 | 10-Nov-23 |
| | | |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 21 March 2024



**12 WHITON GROVE WYNDHAM
VALE VIC 3024**

3 2 -

Sold Price

\$535,000

Sold Date **22-Dec-23**

Distance **0.15km**



**212 MCGRATH ROAD WYNDHAM
VALE VIC 3024**

4 2 -

Sold Price

\$571,111

Sold Date **10-Nov-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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