

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 12 Tara Cres 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 \$290,000. & \$300,000.

Median sale price

(*Delete house or unit as applicable)

Median price \$301,250 *House *Land Suburb WYNDHAM VALE VIC 3024
Period - From 01/4/2023 to 29/02/2024 Source Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. | 14 RIVETING ROAD WYNDHAM VALE VIC 3024 | \$299,000 | 25/10/ 2023 |
| 2. | 18 VIVERO ROAD WYNDHAM VALEVIC 3024 | \$330,000 | 9/11/ 2023 |
| 3. | 1 AVIANA WALK WYNDHAM VALE VIC 3024 | \$185,000 | 6 12 / 2023 |

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 six months.