

## 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

13 HYDEFIELD DRIVE WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 May 2023

to

30 Apr 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

15 PELHAM CRESCENT WYNDHAM VALE VIC 3024	\$510,000	26-Apr-24
1 BLOOMSBURY PLACE WYNDHAM VALE VIC 3024	\$510,000	27-Feb-24

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: 07 May 2024



**15 PELHAM CRESCENT WYNDHAM VALE VIC 3024**

Sold Price

<sup>RS</sup>

**\$510,000**

Sold Date

**26-Apr-24**



3



2



1

Distance

**0.1km**



**1 BLOOMSBURY PLACE WYNDHAM VALE VIC 3024**

Sold Price

**\$510,000**

Sold Date

**27-Feb-24**



3



2



1

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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