

## 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

18 ESHAL CRESCENT 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

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$301,250

Property type

Land

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

121 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024	\$700,000	09-Feb-24
12 COMMUNAL ROAD WYNDHAM VALE VIC 3024	\$705,000	18-Sep-23
638 HOGANS ROAD TARNEIT VIC 3029	\$705,000	04-May-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: 05 March 2024

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**121 BRIGHTVALE BOULEVARD  
WYNDHAM VALE VIC 3024**

4 2 2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date **09-Feb-24**

Distance **0.86km**



**12 COMMUNAL ROAD WYNDHAM  
VALE VIC 3024**

4 2 2

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date **18-Sep-23**

Distance **0.98km**



**638 HOGANS ROAD TARNEIT VIC  
3029**

4 2 2

Sold Price

**\$705,000**

Sold Date **04-May-23**

Distance **1.6km**



**6 LACEBARK WAY TARNEIT VIC  
3029**

4 2 2

Sold Price

<sup>RS</sup> **\$692,500**

Sold Date **07-Feb-24**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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