

## 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

19 CHAPMAN 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Oct 2022

to

30 Sep 2023

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

7 CHAPMAN DRIVE WYNDHAM VALE VIC 3024	\$565,000	11-Apr-22
41 CHAPMAN DRIVE WYNDHAM VALE VIC 3024	\$550,000	09-Sep-22
13 CASTLEROCK DRIVE WYNDHAM VALE VIC 3024	\$580,000	26-Jul-22

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: 11 October 2023



**7 CHAPMAN DRIVE WYNDHAM  
VALE VIC 3024**

 3  2  2

Sold Price

**\$565,000**

Sold Date

**11-Apr-22**

Distance

**0.1km**



**41 CHAPMAN DRIVE WYNDHAM  
VALE VIC 3024**

 3  2  2

Sold Price

**\$550,000**

Sold Date

**09-Sep-22**

Distance

**0.17km**



**13 CASTLEROCK DRIVE WYNDHAM  
VALE VIC 3024**

 3  2  2

Sold Price

**\$580,000**

Sold Date

**26-Jul-22**

Distance

**1.16km**

RS = Recent sale

UN = Undisclosed Sale

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