

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

2/65 HONOUR AVENUE 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Apr 2023

to

31 Mar 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

2/12 WOORITE PLACE WYNDHAM VALE VIC 3024	\$455,000	27-Oct-23
3 GANTS PATH WYNDHAM VALE VIC 3024	\$450,000	12-Mar-24
4 WOLOMINA CRESCENT WERRIBEE VIC 3030	\$495,000	17-Mar-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: 22 April 2024



2/12 WOORITE PLACE WYNDHAM VALE VIC 3024

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Sold Price **\$455,000** Sold Date **27-Oct-23**

Distance **0.11km**



3 GANTS PATH WYNDHAM VALE VIC 3024

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Sold Price ^{RS} **\$450,000** Sold Date **12-Mar-24**

Distance **0.99km**



4 WOLOMINA CRESCENT WERRIBEE VIC 3030

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Sold Price **\$495,000** Sold Date **17-Mar-24**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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