

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

2/97 GREENS ROAD 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jun 2023

to

31 May 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

1/19 CASTLEROCK DRIVE WYNDHAM VALE VIC 3024	\$455,000	21-May-24
18/4 NEPEAN COURT WYNDHAM VALE VIC 3024	\$440,000	04-Jun-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: 13 June 2024



**1/19 CASTLEROCK DRIVE
WYNDHAM VALE VIC 3024**

3 2 2

Sold Price

^{RS}

\$455,000

Sold Date

21-May-24

Distance

0.7km



**18/4 NEPEAN COURT WYNDHAM
VALE VIC 3024**

3 2 1

Sold Price

^{RS}

\$440,000

Sold Date

04-Jun-24

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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