

STATEMENT OF INFORMATION

21 HAPPINESS WAY, WYNDHAM VALE, VIC 3024

PREPARED BY NAMITA SINGHAL , BIGGIN & SCOTT WYNDHAM CITY



No if, &, or but. Just

BigginScott.

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BigginScott.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Urban Square

Titled Land

400sqm (12.5m x 32m)

Lot 4139, 21 Happiness Way Wyndham Vale

21 HAPPINESS WAY, WYNDHAM VALE,



Indicative Selling Price

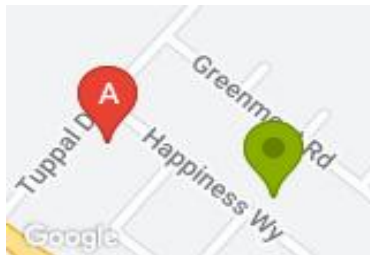
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$350,000

Provided by: Namita Singhal, Biggin & Scott Wyndham City

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (Vacant Land)

\$299,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.



10 TUPPAL DR, WYNDHAM VALE, VIC 3024



Sale Price

\$313,000

Sale Date: 30/08/2023

Distance from Property: 144m



This report has been compiled on 22/01/2024 by Biggin & Scott Wyndham City. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

21 HAPPINESS WAY, WYNDHAM VALE, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$350,000

Median sale price

Median price

\$299,000

Property type

Vacant Land

Suburb

WYNDHAM VALE

Period

01 January 2023 to 31 December 2023

Source



Comparable property sales

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 six months.

Address of comparable property

Price

Date of sale

10 TUPPAL DR, WYNDHAM VALE, VIC 3024

\$313,000

30/08/2023

This Statement of Information was prepared on:

22/01/2024