

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

22/4 NEPEAN COURT 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 May 2023

to

30 Apr 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

10/4 NEPEAN COURT WYNDHAM VALE VIC 3024	\$410,000	27-Mar-24
11/4 NEPEAN COURT WYNDHAM VALE VIC 3024	\$469,000	19-Jan-24
4/15A HOOKER ROAD WERRIBEE VIC 3030	\$420,000	08-Feb-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: 02 May 2024

**10/4 NEPEAN COURT WYNDHAM VALE VIC 3024**

3 1 -

Sold Price

RS

\$410,000

Sold Date

27-Mar-24

Distance

0.08km**11/4 NEPEAN COURT WYNDHAM VALE VIC 3024**

3 1 1

Sold Price

\$469,000

Sold Date

19-Jan-24

Distance

0.07km**4/15A HOOKER ROAD WERRIBEE VIC 3030**

3 1 2

Sold Price

\$420,000

Sold Date

08-Feb-24

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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