

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 23 Ridge Drive, Wyndham Vale

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 \$620,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$601,000 *House *Unit Suburb WYNDHAM VALE
Period - From Nov 2023 to April 2024 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
4 Pleasant Place, Wyndham Vale	\$625,000	28 th Nov 2023
6 Brett Place, Wyndham Vale	\$605,000	21 st March 2024
6 Sunrise Place, Wyndham Vale	\$620,000	16 th April 2024

Property data source: Corelogic.com.au. Generated on 24th April 2024.