

STATEMENT OF INFORMATION

256 BALLAN ROAD, WYNDHAM VALE, VIC 3024

PREPARED BY MICHAEL NOLTON, HODGES WERRIBEE, PHONE: 0426933386



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



256 BALLAN ROAD, WYNDHAM VALE, VIC 4 2 2

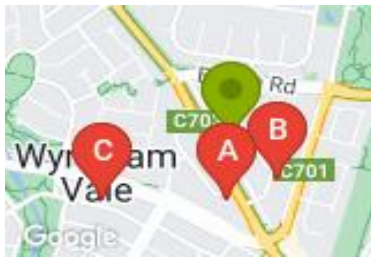
Indicative Selling Price

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

Price Range: \$540,000 to \$580,000

Provided by: Michael Nolton, Hodges Werribee

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$590,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1 WHITON GR, WYNDHAM VALE, VIC 3024 4 2 2

Sale Price

\$569,500

Sale Date: 13/04/2024

Distance from Property: 218m



10 WINDSOR AVE, WYNDHAM VALE, VIC 3024 3 1 6

Sale Price

\$522,000

Sale Date: 24/02/2024

Distance from Property: 209m



18 FEATHERTOP DR, WYNDHAM VALE, VIC 3 2 3

Sale Price

\$562,500

Sale Date: 09/01/2024

Distance from Property: 475m



This report has been compiled on 26/06/2024 by Hodges Werribee. 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.

Property offered for sale

Address
Including suburb and

256 BALLAN ROAD, WYNDHAM VALE, VIC 3024

Indicative selling price

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

Price Range: \$540,000 to \$580,000

Median sale price

Median price

\$590,000

Property type

House

Suburb

WYNDHAM VALE

Period

01 April 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

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

1 WHITON GR, WYNDHAM VALE, VIC 3024	\$569,500	13/04/2024
10 WINDSOR AVE, WYNDHAM VALE, VIC 3024	\$522,000	24/02/2024
18 FEATHERTOP DR, WYNDHAM VALE, VIC 3024	\$562,500	09/01/2024

This Statement of Information was prepared

26/06/2024