

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 27 North Gateway, Wyndham Vale, VIC 3024

Indicative selling price

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

Price Range

\$460,000

&

\$500,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

Wyndham Vale (3024)

Period - From

01/10/2022

to

30/09/2023

Source

Corelogic

Comparable property sales

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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

42 RIBBLESDALE AVENUE, WYNDHAM VALE VIC 3024

\$535,000

14/07/2023

5 HONOUR AVENUE, WYNDHAM VALE VIC 3024

\$570,000

03/05/2023

14 BUTLER GROVE WYNDHAM VALE VIC 3024

\$585,000

26/07/2023

This Statement of Information was prepared on: 30/10/2023