

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

29 MICROPORA DRIVE 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$301,250

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Apr 2023

to

31 Mar 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

88 CONNAUGHT ROAD TARNEIT VIC 3029	\$527,500	12-Aug-23
94 CONNAUGHT ROAD TARNEIT VIC 3029	\$505,000	31-Oct-22
424 BETHANY ROAD TARNEIT VIC 3029	\$505,000	05-Dec-22

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: 03 April 2024

Taney Jain

P 0433 465 431

M 0433 465 431

E taneyjain@mcgrath.com.au



**88 CONNAUGHT ROAD TARNEIT
VIC 3029**

3 2 2

Sold Price

\$527,500

Sold Date

12-Aug-23

Distance

1.63km



**94 CONNAUGHT ROAD TARNEIT
VIC 3029**

3 2 2

Sold Price

\$505,000

Sold Date

31-Oct-22

Distance

1.62km



**424 BETHANY ROAD TARNEIT VIC
3029**

3 2 2

Sold Price

Sold Date

05-Dec-22

Distance

2.33km

RS = Recent sale

UN = Undisclosed Sale

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