

## 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

3 CANDY WALK WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Aug 2022

to

31 Jul 2023

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

8 REDDINGTON WAY WYNDHAM VALE VIC 3024	\$550,000	03-Aug-23
9 CANDLEBARK DRIVE WYNDHAM VALE VIC 3024	\$520,000	18-Mar-23
22 GRIMA CRESCENT WYNDHAM VALE VIC 3024	\$585,000	01-May-23

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: 15 August 2023



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**8 REDDINGTON WAY WYNDHAM VALE VIC 3024**

4 2 2

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date **03-Aug-23**

Distance **0.53km**



**9 CANDLEBARK DRIVE WYNDHAM VALE VIC 3024**

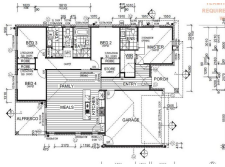
4 2 2

Sold Price

**\$520,000**

Sold Date **18-Mar-23**

Distance **0.06km**



**22 GRIMA CRESCENT WYNDHAM VALE VIC 3024**

4 2 2

Sold Price

**\$585,000**

Sold Date **01-May-23**

Distance **1.98km**

RS = Recent sale      UN = Undisclosed Sale

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