

# 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

3 MASSIMO STREET WYNDHAM VALE VIC3024

### 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 \$620,000 or range between \$ & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$626,000 \*House  \*Unit  Suburb WYNDHAM VALE

Period - From May 2023 to April 2024 Source Realestate.com

### 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 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
59 Bassett Ave, Wyndham Vale, Vic 3024	\$635,000	08/04/2024
63 Millbrook Drive, Wyndham Vale, Vic 3024	\$647,000	14/05/2024

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 six months.