

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

31 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

\$525,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,555

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Feb 2023

to

31 Jan 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

17 MICROPORA DRIVE WYNDHAM VALE VIC 3024	\$555,000	08-Feb-24
33 MICROPORA DRIVE WYNDHAM VALE VIC 3024	\$225,000	24-Jun-21
19 MICROPORA DRIVE WYNDHAM VALE VIC 3024	\$225,000	20-Apr-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.~~

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Taney Jain

P 0433 465 431

M 0433 465 431

E taneyjain@mcgrath.com.au



17 MICROPORA DRIVE WYNDHAM VALE VIC 3024

Sold Price

RS

\$555,000

Sold Date

08-Feb-24

3 2 2

Distance

0.05km



33 MICROPORA DRIVE WYNDHAM VALE VIC 3024

Sold Price

\$225,000

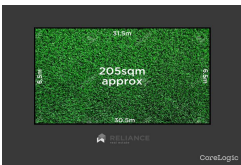
Sold Date

24-Jun-21

3 2 -

Distance

0.01km



19 MICROPORA DRIVE WYNDHAM VALE VIC 3024

Sold Price

Sold Date

20-Apr-23

4 2 -

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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