

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 32 Communal Road, Wyndham Vale, VIC 3024

Indicative selling price

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

Single Price \$320,000

Median sale price

Median price \$279,000 Property Type Vacant Land Suburb Wyndham Vale (3024)

Period - From 01/06/2023 to 31/05/2024 Source Corelogic

Comparable property sales

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
8 EPPING DRIVE, WYNDHAM VALE VIC 3024	\$310,000	11/04/2024
12 TAIHU ROAD, WYNDHAM VALE VIC 3024	\$335,000	15/04/2024
6 VICKSBURG AVENUE, WYNDHAM VALE VIC 3024	\$300,000	14/03/2024

This Statement of Information was prepared on: 21/06/2024