

# 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

Lot 3616 - Grangehill Mews, Wyndham Vale, 3024
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 521,820 or range between &

### Median sale price

Median price \$ 305,000 Property type Vacant Land Suburb Wyndham Vale

Period - From 1/10/2023 to 31/12/2023 Source Oliver Hume

### Comparable property sales

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.

This Statement of Information was prepared on: 02 May 2024