

## 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

39 MAYALL CRESCENT 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

\$445,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Apr 2023

to

31 Mar 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

3/12 CHAPMAN DRIVE WYNDHAM VALE VIC 3024	\$450,000	06-Nov-23
6 MELOTTE PLACE WYNDHAM VALE VIC 3024	\$494,000	09-Nov-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 April 2024

**3/12 CHAPMAN DRIVE WYNDHAM  
VALE VIC 3024**3  2  1 

Sold Price

**\$450,000**Sold Date **06-Nov-23**

Distance

**1.77km****6 MELOTTE PLACE WYNDHAM  
VALE VIC 3024**3  2  - 

Sold Price

**\$494,000**Sold Date **09-Nov-23**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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