

## 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

4 ELDORADO COURT 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jan 2023

to

31 Dec 2023

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

4 BOTANIC WAY WYNDHAM VALE VIC 3024	\$490,000	15-Jul-23
33 HONOUR AVENUE WYNDHAM VALE VIC 3024	\$520,000	29-Aug-23
8 ROSEDALE PLACE WYNDHAM VALE VIC 3024	\$527,000	08-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: 11 January 2024



**4 BOTANIC WAY WYNDHAM VALE VIC 3024** Sold Price **\$490,000** Sold Date **15-Jul-23**

3 1 2

Distance **0.16km**



**33 HONOUR AVENUE WYNDHAM VALE VIC 3024** Sold Price **\$520,000** Sold Date **29-Aug-23**

3 1 3

Distance **0.17km**



**8 ROSEDALE PLACE WYNDHAM VALE VIC 3024** Sold Price <sup>RS</sup> **\$527,000** Sold Date **08-Nov-23**

3 1 2

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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