

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 JACKMAN COURT 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 May 2023

to

30 Apr 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

5 WOORITE PLACE WYNDHAM VALE VIC 3024	\$533,000	12-Jan-24
11 HONOUR AVENUE WYNDHAM VALE VIC 3024	\$520,000	30-Apr-24
95 HONOUR AVENUE WYNDHAM VALE VIC 3024	\$530,000	30-Jan-24

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: 08 May 2024



5 WOORITE PLACE WYNDHAM VALE VIC 3024

3 1 3

Sold Price **\$533,000** Sold Date **12-Jan-24**

Distance **0.45km**



11 HONOUR AVENUE WYNDHAM VALE VIC 3024

3 1 4

Sold Price ^{RS} **\$520,000** Sold Date **30-Apr-24**

Distance **0.78km**



95 HONOUR AVENUE WYNDHAM VALE VIC 3024

3 2 2

Sold Price **\$530,000** Sold Date **30-Jan-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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