

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 LIGHTWOOD TERRACE 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

6 PARAWONG PARADE WYNDHAM VALE VIC 3024	\$530,000	23-Dec-23
1 ELMSLIE STREET WYNDHAM VALE VIC 3024	\$550,000	05-Feb-24
27 PELHAM CRESCENT WYNDHAM VALE VIC 3024	\$580,000	02-Apr-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.~~

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**6 PARAWONG PARADE
WYNDHAM VALE VIC 3024**

3 2 2

Sold Price **\$530,000** Sold Date **23-Dec-23**

Distance **0.22km**



**1 ELSMLIE STREET WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price **\$550,000** Sold Date **05-Feb-24**

Distance **0.81km**



**27 PELHAM CRESCENT WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price **\$580,000** Sold Date **02-Apr-24**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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