

# 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 413 McGrath Road, 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)

Price Range

\$580,000

&

\$620,000

### Median sale price

Median price

\$580,000

Property Type

House

Suburb

Wyndham Vale (3024)

Period - From

01/05/2022

to

30/04/2023

Source

Corelogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
20 COMMUNAL ROAD, WYNDHAM VALE VIC 3024	\$630,000	10/03/2023
18 COMMUNAL ROAD, WYNDHAM VALE VIC 3024	\$635,000	05/01/2023
14 CHALET STREET, WYNDHAM VALE VIC 3024	\$585,000	31/01/2023

This Statement of Information was prepared on: 25/05/2023