

## 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

43 MOUNT EAGLE WAY 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

\$510,000

&

\$560,000

### 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

|  |           |           |
|--|-----------|-----------|
| 55 BROUGHAM AVENUE WYNDHAM VALE VIC 3024 | \$510,000 | 14-Nov-23 |
| 12 YANDO PLACE WYNDHAM VALE VIC 3024     | \$555,000 | 23-Jan-24 |
| 5 WOORITE PLACE WYNDHAM VALE VIC 3024    | \$533,000 | 12-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 April 2024



**55 BROUGHAM AVENUE  
WYNDHAM VALE VIC 3024**

 3  1  1

Sold Price **\$510,000** Sold Date **14-Nov-23**

Distance **0.35km**



**12 YANDO PLACE WYNDHAM  
VALE VIC 3024**

 3  1  1

Sold Price **\$555,000** Sold Date **23-Jan-24**

Distance **0.38km**



**5 WOORITE PLACE WYNDHAM  
VALE VIC 3024**

 3  1  3

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

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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