

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

5 LATIMER STREET 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jun 2023

to

31 May 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

13 DALSTON PATH WYNDHAM VALE VIC 3024	\$470,000	16-Apr-24
89 STANMORE CRESCENT WYNDHAM VALE VIC 3024	\$490,000	05-Jun-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: 17 June 2024



13 DALSTON PATH WYNDHAM VALE VIC 3024

3 2 2

Sold Price **\$470,000** Sold Date **16-Apr-24**

Distance **0.36km**



89 STANMORE CRESCENT WYNDHAM VALE VIC 3024

3 2 1

Sold Price ^{RS} **\$490,000** Sold Date **05-Jun-24**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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