

## 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

51 FLINDERS CRESCENT 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

\$590,000

&

\$610,000

### 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

62 ILUKA DRIVE WERRIBEE VIC 3030	\$620,000	18-May-23
12 MACQUARIE DRIVE WYNDHAM VALE VIC 3024	\$587,000	01-Nov-23
363 MCGRATH ROAD WYNDHAM VALE VIC 3024	\$585,000	09-Jun-23

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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**62 ILUKA DRIVE WERRIBEE VIC 3030**

Sold Price

**\$620,000**

Sold Date

**18-May-23**

3 2 2

Distance

**1.18km**



**12 MACQUARIE DRIVE WYNDHAM VALE VIC 3024**

Sold Price

**\$587,000**

Sold Date

**01-Nov-23**

3 2 2

Distance

**0.34km**



**363 MCGRATH ROAD WYNDHAM VALE VIC 3024**

Sold Price

**\$585,000**

Sold Date

**09-Jun-23**

3 2 2

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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