

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

53 COSMOPOLITAN DRIVE 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

\$295,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$292,500

Property type

Land

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

24 RIVETING ROAD WYNDHAM VALE VIC 3024	\$295,000	12-Feb-24
4 HOMECREST CRESCENT WYNDHAM VALE VIC 3024	\$300,000	12-Dec-23
18 VIVERO ROAD WYNDHAM VALE VIC 3024	\$330,000	09-Nov-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.~~

This Statement of Information was prepared on: 08 May 2024



24 RIVETING ROAD WYNDHAM VALE VIC 3024

Sold Price **\$295,000** Sold Date **12-Feb-24**

- - 2

Distance **0.13km**



Lot 4162, 4 Homecrest Cres Wyndham Vale

4 HOMECREST CRESCENT WYNDHAM VALE VIC 3024

Sold Price **\$300,000** Sold Date **12-Dec-23**

- - -

Distance **0.73km**



18 VIVERO ROAD, WYNDHAM VALE VIC 3024



18 VIVERO ROAD WYNDHAM VALE VIC 3024

Sold Price **\$330,000** Sold Date **09-Nov-23**

4 2 -

Distance **2.1km**

RS = Recent sale UN = Undisclosed Sale

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