

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

6 SUMPTER COURT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Sep 2022

to

31 Aug 2023

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

32 PRINCIPAL DRIVE WYNDHAM VALE VIC 3024	\$610,000	23-Jan-23
18 KALLANG ROAD WYNDHAM VALE VIC 3024	\$626,000	24-Sep-22

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: 26 September 2023



Sales Team

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**32 PRINCIPAL DRIVE WYNDHAM
VALE VIC 3024**

4 2 2

Sold Price

\$610,000

Sold Date

23-Jan-23

Distance

0.19km



**18 KALLANG ROAD WYNDHAM
VALE VIC 3024**

4 2 -

Sold Price

\$626,000

Sold Date

24-Sep-22

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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