

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

8 FARMINGTON ROAD 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

\$625,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Aug 2022

to

31 Jul 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

| | | |
|---|-----------|-----------|
| 20 COMMUNAL ROAD WYNDHAM VALE VIC 3024 | \$630,000 | 10-Mar-23 |
| LOT 152 WOLLAHRA RISE WYNDHAM VALE VIC 3024 | \$630,000 | 27-Jun-23 |
| 19 ERVINE DRIVE WYNDHAM VALE VIC 3024 | \$628,000 | 31-May-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: 15 August 2023



20 COMMUNAL ROAD WYNDHAM VALE VIC 3024

Sold Price

\$630,000

Sold Date

10-Mar-23

4 2 2

Distance

1.09km



LOT 152 WOLLAHRA RISE WYNDHAM VALE VIC 3024

Sold Price

Sold Date

27-Jun-23

4 2 2

Distance

1.01km



19 ERVINE DRIVE WYNDHAM VALE VIC 3024

Sold Price

\$628,000

Sold Date

31-May-23

4 2 2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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