

## 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

94 CHAPMAN DRIVE 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

\$660,000

&

\$680,000

### 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 MUNDI CRESCENT MANOR LAKES VIC 3024  | \$705,000 | 10-May-23 |
| 15 STATELY AVENUE WYNDHAM VALE VIC 3024 | \$660,000 | 28-Oct-22 |
| 14 PAMPAS STREET WYNDHAM VALE VIC 3024  | \$690,000 | 29-Mar-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: 07 September 2023

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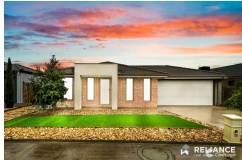


**32 MUNDI CRESCENT MANOR  
LAKES VIC 3024**

4 2 2

Sold Price **\$705,000** Sold Date **10-May-23**

Distance **1.3km**



**15 STATELY AVENUE WYNDHAM  
VALE VIC 3024**

4 2 2

Sold Price **\$660,000** Sold Date **28-Oct-22**

Distance **1.59km**



**14 PAMPAS STREET WYNDHAM  
VALE VIC 3024**

4 2 2

Sold Price **\$690,000** Sold Date **29-Mar-23**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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