

## 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

LOT 1521 WINDERMERE WAY 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

\$360,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jun 2023

to

31 May 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

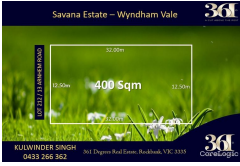
13 ARNHEM ROAD WYNDHAM VALE VIC 3024	\$360,000	01-Mar-24
6 PASCAL WAY WYNDHAM VALE VIC 3024	\$355,000	13-Jun-24

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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**13 ARNHEM ROAD WYNDHAM VALE VIC 3024**

Sold Price **\$360,000** Sold Date **01-Mar-24**

- - -

Distance **0.88km**



**6 PASCAL WAY WYNDHAM VALE VIC 3024**

Sold Price <sup>RS</sup> **\$355,000** Sold Date **13-Jun-24**

- - -

Distance **0.78km**

RS = Recent sale      UN = Undisclosed Sale

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