

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 4234 - Happiness Way, Wyndham Vale, 3024
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 318,000 or range between &

Median sale price

Median price \$ 235,000 Property type Vacant Land Suburb Wyndham Vale

Period - From 1/01/2024 to 31/03/2024 Source Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 5626 - Oski Street, Wyndham Vale, 3024	\$ 328,000	30/04/2024
2 Lot 1251 - Towamba Way, Tarneit, 3029	\$ 303,900	12/03/2024
3 Lot 1237 - Sloop Street, Tarneit, 3029	\$ 281,900	26/03/2024

This Statement of Information was prepared on: 09 Jul 2024