

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

1 Bloomsbury Place 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Sep 2018

to

31 Aug 2019

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

6 Bloomsbury Place Wyndham Vale VIC 3024	\$440,000	24-Jun-19
27 Wentworth Avenue Wyndham Vale VIC 3024	\$420,320	19-Jul-19
29 Charlotte Crescent Wyndham Vale VIC 3024	\$440,000	19-Jun-19

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: 16 September 2019



6 Bloomsbury Place Wyndham Vale VIC 3024 Sold Price ^{RS} **\$440,000** Sold Date **24-Jun-19**
Distance **0.06km**

3 1 3



27 Wentworth Avenue Wyndham Vale VIC 3024 Sold Price **\$420,320** Sold Date **19-Jul-19**
Distance **0.33km**

3 2 2



29 Charlotte Crescent Wyndham Vale VIC 3024 Sold Price ^{RS} **\$440,000** Sold Date **19-Jun-19**
Distance **0.42km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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