

## 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 150 Wollahra Rise 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

\$240,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$285,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Feb 2020

to

31 Jan 2021

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 27 Hound Street Wyndham Vale VIC 3024     | \$244,000 | 15-Jul-20 |
| 9 Thea Close Wyndham Vale VIC 3024        | \$218,000 | 05-Nov-20 |
| 78 Hirata Boulevard Wyndham Vale VIC 3024 | \$240,000 | 14-Jul-20 |

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: 01 February 2021

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**27 Hound Street Wyndham Vale  
VIC 3024**

Sold Price **\$244,000** Sold Date **15-Jul-20**

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Distance **0.27km**



**9 Thea Close Wyndham Vale VIC  
3024**

Sold Price **\$218,000** Sold Date **05-Nov-20**

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Distance **0.38km**



**78 Hirata Boulevard Wyndham Vale  
VIC 3024**

Sold Price **\$240,000** Sold Date **14-Jul-20**

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Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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