

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

26 Brightvale Boulevard 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

\$440,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$278,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Jun 2020

to

31 May 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

15 Law Court Wyndham Vale VIC 3024	\$450,000	27-Mar-21
22 Brightvale Boulevard Wyndham Vale VIC 3024	\$445,000	17-Apr-21
50 Tuppal Drive Wyndham Vale VIC 3024	\$418,000	26-May-21

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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15 Law Court Wyndham Vale VIC 3024

Sold Price

\$450,000

Sold Date

27-Mar-21

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Distance

0.69km



22 Brightvale Boulevard Wyndham Vale VIC 3024

Sold Price

\$445,000

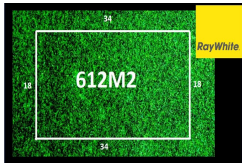
Sold Date

17-Apr-21

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Distance

0.04km



50 Tuppal Drive Wyndham Vale VIC 3024

Sold Price

^{RS} **\$418,000**

Sold Date

26-May-21

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Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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