

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 Stream Road 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

\$645,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Aug 2020

to

31 Jul 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

3 Hansen Road Wyndham Vale VIC 3024	\$641,500	07-Apr-21
28 Rosewater Street Manor Lakes VIC 3024	\$632,500	16-Apr-21
18 Nutmeg Parade Manor Lakes VIC 3024	\$663,000	19-Apr-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.~~

This Statement of Information was prepared on: 25 August 2021

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3 Hansen Road Wyndham Vale VIC 3024 Sold Price **\$641,500** Sold Date **07-Apr-21**

 4  2  -

Distance **0.87km**



28 Rosewater Street Manor Lakes VIC 3024 Sold Price **\$632,500** Sold Date **16-Apr-21**

 4  2  2

Distance **1.67km**



18 Nutmeg Parade Manor Lakes VIC 3024 Sold Price **\$663,000** Sold Date **19-Apr-21**

 4  2  2

Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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