

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

7 VOGUE DRIVE 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2021

to

28 Feb 2022

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

5 POINTER AVENUE WYNDHAM VALE VIC 3024	\$635,000	21-Feb-22
13 PEAR STREET WYNDHAM VALE VIC 3024	\$675,000	11-Nov-21
5 FURNESS CLOSE WYNDHAM VALE VIC 3024	\$642,000	01-Dec-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: 10 March 2022

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**5 POINTER AVENUE WYNDHAM
VALE VIC 3024**

 4  2  2

Sold Price

^{RS}

\$635,000

Sold Date

21-Feb-22

Distance

0.67km



**13 PEAR STREET WYNDHAM VALE
VIC 3024**

 4  3  2

Sold Price

\$675,000

Sold Date

11-Nov-21

Distance

0.62km



**5 FURNESS CLOSE WYNDHAM
VALE VIC 3024**

 4  2  2

Sold Price

\$642,000

Sold Date

01-Dec-21

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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