

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

10 Mopane Circuit, Wyndham Vale Vic 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$652,500

Median sale price

Median price \$580,000

Property Type House

Suburb Wyndham Vale

Period - From 01/04/2022

to 30/06/2022

Source REIV

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 six 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
1	12 Kinloch Ct WYNDHAM VALE 3024	\$670,000	30/06/2022
2	38 Mundara Dr WYNDHAM VALE 3024	\$665,000	28/07/2022
3	2 Jindalee Way WERRIBEE 3030	\$665,000	19/07/2022

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 six months.~~

This Statement of Information was prepared on:

04/08/2022 15:52



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Property Type: House
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
\$652,500
Median House Price
June quarter 2022: \$580,000

Comparable Properties



12 Kinloch Ct WYNDHAM VALE 3024 (REI)

Agent Comments

3 2 2

Price: \$670,000
Method: Private Sale
Date: 30/06/2022
Property Type: House
Land Size: 617 sqm approx



38 Mundara Dr WYNDHAM VALE 3024 (REI)

Agent Comments

4 2 2

Price: \$665,000
Method: Private Sale
Date: 28/07/2022
Property Type: House
Land Size: 553 sqm approx



2 Jindalee Way WERRIBEE 3030 (REI)

Agent Comments

4 2 2

Price: \$665,000
Method: Private Sale
Date: 19/07/2022
Property Type: House
Land Size: 571 sqm approx