

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

7/10-16 NEPEAN COURT 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,000

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 May 2022

to

30 Apr 2023

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

16/4 NEPEAN COURT WYNDHAM VALE VIC 3024	\$410,000	10-Mar-22
2/2 EAST GATEWAY WYNDHAM VALE VIC 3024	\$392,500	23-Aug-22
1/10 GREENWOOD STREET WYNDHAM VALE VIC 3024	\$360,000	12-Jan-23

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: 12 May 2023



**16/4 NEPEAN COURT WYNDHAM
VALE VIC 3024**

 2  1  1

Sold Price

\$410,000

Sold Date

10-Mar-22

Distance

0.06km



**2/2 EAST GATEWAY WYNDHAM
VALE VIC 3024**

 2  1  1

Sold Price

\$392,500

Sold Date

23-Aug-22

Distance

0.32km



**1/10 GREENWOOD STREET
WYNDHAM VALE VIC 3024**

 2  1  1

Sold Price

\$360,000

Sold Date

12-Jan-23

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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