

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

35 FRITELLI CIRCUIT 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Jun 2022

to

31 May 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

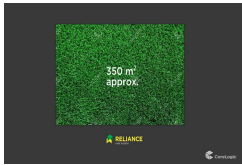
Date of sale

19 VOGUE DRIVE WYNDHAM VALE VIC 3024	\$330,000	03-May-23
41 FRITELLI CIRCUIT WYNDHAM VALE VIC 3024	\$302,500	27-Mar-23
14 TARA CRESCENT WYNDHAM VALE VIC 3024	\$315,000	23-Feb-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: 19 June 2023



19 VOGUE DRIVE WYNDHAM VALE VIC 3024 Sold Price **\$330,000** Sold Date **03-May-23**

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Distance **1.79km**



41 FRITELLI CIRCUIT WYNDHAM VALE VIC 3024 Sold Price ^{RS} **\$302,500** Sold Date **27-Mar-23**

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Distance **0.04km**



14 TARA CRESCENT WYNDHAM VALE VIC 3024 Sold Price **\$315,000** Sold Date **23-Feb-23**

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Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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