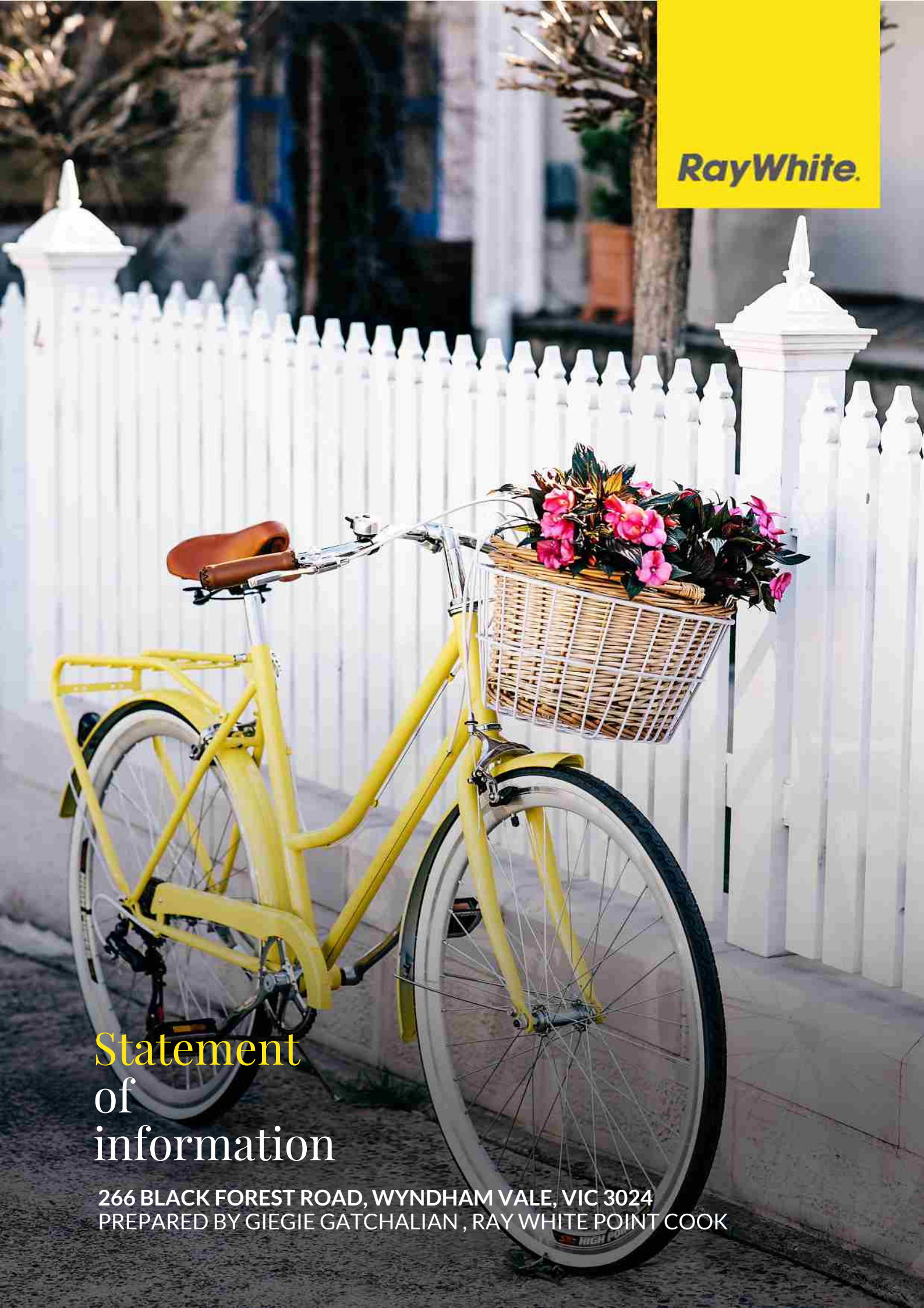


A yellow bicycle with a brown leather saddle and handlebars is leaning against a white picket fence. A wicker basket filled with pink flowers is attached to the front handlebars. The background shows a blurred street scene with trees and buildings.

RayWhite.

Statement of information

266 BLACK FOREST ROAD, WYNDHAM VALE, VIC 3024
PREPARED BY GIEGIE GATCHALIAN , RAY WHITE POINT COOK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**266 BLACK FOREST ROAD, WYNDHAM**

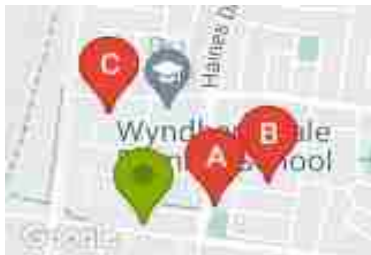
4
 2
 3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$600,000 to \$650,000**

Provided by: Giegie Gatchalian , Ray White Point Cook

MEDIAN SALE PRICE

**WYNDHAM VALE, VIC, 3024**

Suburb Median Sale Price (House)

\$571,250

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**115 HAINES DR, WYNDHAM VALE, VIC 3024**

3
 2
 2

Sale Price

***\$600,000**

Sale Date: 11/11/2023

Distance from Property: 239m

**17 GARVAN ST, WYNDHAM VALE, VIC 3024**

3
 2
 2

Sale Price

\$640,000

Sale Date: 29/07/2023

Distance from Property: 431m

**17 MOPANE CCT, WYNDHAM VALE, VIC 3024**

3
 2
 2

Sale Price

\$625,000

Sale Date: 28/07/2023

Distance from Property: 411m



This report has been compiled on 28/11/2023 by Ray White Point Cook. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

266 BLACK FOREST ROAD, WYNDHAM VALE, VIC 3024

Indicative selling price

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

Price Range:

\$600,000 to \$650,000

Median sale price

Median price

\$571,250

Property type

House

Suburb

WYNDHAM VALE

Period

01 October 2022 to 30 September 2023

Source

pricefinder

Comparable property sales

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

115 HAINES DR, WYNDHAM VALE, VIC 3024	*\$600,000	11/11/2023
17 GARVAN ST, WYNDHAM VALE, VIC 3024	\$640,000	29/07/2023
17 MOPANE CCT, WYNDHAM VALE, VIC 3024	\$625,000	28/07/2023

This Statement of Information was prepared on:

11/12/2023