

## 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

LOT LOT/131 FURNESS CLOSE WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$491,080

&

\$540,188

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Feb 2022

to

31 Jan 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 7 CLOVER LANE WYNDHAM VALE VIC 3024      | \$485,000 | 21-Oct-22 |
| 24 PARAWONG PARADE WYNDHAM VALE VIC 3024 | \$450,000 | 17-Nov-22 |
| 1 DUCANE STREET WYNDHAM VALE VIC 3024    | \$440,000 | 12-Sep-22 |

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: 23 February 2023



**7 CLOVER LANE WYNDHAM VALE VIC 3024** Sold Price **\$485,000** Sold Date **21-Oct-22**

3 1 2

Distance **0.76km**



**24 PARAWONG PARADE WYNDHAM VALE VIC 3024** Sold Price **\$450,000** Sold Date **17-Nov-22**

3 1 1

Distance **1.97km**



**1 DUCANE STREET WYNDHAM VALE VIC 3024** Sold Price **\$440,000** Sold Date **12-Sep-22**

3 2 1

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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