

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

2 ARNHEM ROAD 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

4 ERBA ROAD WYNDHAM VALE VIC 3024	\$900,000	31-Mar-23
84 SMILE CRESCENT WYNDHAM VALE VIC 3024	\$910,000	23-Nov-22
15 LANGDON DRIVE WYNDHAM VALE VIC 3024	\$960,000	31-Mar-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: 14 June 2023


**4 ERBA ROAD WYNDHAM VALE
VIC 3024**

 4
  2
  2

Sold Price

\$900,000

Sold Date

31-Mar-23

Distance

2.26km

**84 SMILE CRESCENT WYNDHAM
VALE VIC 3024**

 4
  2
  2

Sold Price

\$910,000

Sold Date

23-Nov-22

Distance

2.19km

**15 LANGDON DRIVE WYNDHAM
VALE VIC 3024**

 4
  2
  2

Sold Price

\$960,000

Sold Date

31-Mar-22

Distance

2.15km
RS = Recent sale

UN = Undisclosed Sale

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