

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 44 Pelham Crescent, Wyndham Vale, VIC 3024

Indicative selling price

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

Price Range \$730,000 & \$780,000

Median sale price

Median price \$580,250 Property Type House Suburb Wyndham Vale (3024)
Period - From 01/07/2023 to 30/06/2024 Source Corelogic

Comparable property sales

A 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
2 BURRUMBEET COURT, MANOR LAKES VIC 3024	\$853,000	03/07/2024
4 MURDEDUKE CRESCENT, MANOR LAKES VIC 3024	\$740,000	09/04/2024
16 EPPALOCK DRIVE MANOR LAKES VIC 304	\$810,000	22/03/2024

This Statement of Information was prepared on: 10/07/2024