

## 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

13 GANTS PATH WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Oct 2021

to

30 Sep 2022

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

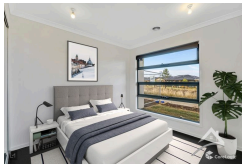
Date of sale

3 GANTS PATH WYNDHAM VALE VIC 3024	\$455,000	29-Jan-22
14 WINCHMORE WALK WYNDHAM VALE VIC 3024	\$432,500	23-Apr-22
11 NORDAP WALK WYNDHAM VALE VIC 3024	\$420,000	20-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: 17 October 2022



**3 GANTS PATH WYNDHAM VALE VIC 3024**

Sold Price **\$455,000** Sold Date **29-Jan-22**

3 2 2

Distance **0.04km**



**14 WINCHMORE WALK WYNDHAM VALE VIC 3024**

Sold Price **\$432,500** Sold Date **23-Apr-22**

3 2 2

Distance **0.56km**



**11 NORDAP WALK WYNDHAM VALE VIC 3024**

Sold Price <sup>RS</sup> **\$420,000** Sold Date **20-Sep-22**

3 2 2

Distance **0.31km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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