# 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

320 321 324 KROHN WALK 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	\$469,280	<del>or range</del> <del>between</del>	&	
Median sale price				

#### (\*Delete house or unit as applicable)

Median Price	\$560,000	Prop	erty type		House	Suburb	Wyndham Vale
Period-from	01 Aug 2021	to	31 Jul 2	022	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
25 SONATA STREET WYNDHAM VALE VIC 3024	\$450,000	03-Mar-22
64 FEDERAL DRIVE WYNDHAM VALE VIC 3024	\$460,000	25-Jun-22
27 SONATA STREET WYNDHAM VALE VIC 3024	\$459,900	04-Apr-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: 31 August 2022



consumer.vic.gov.au

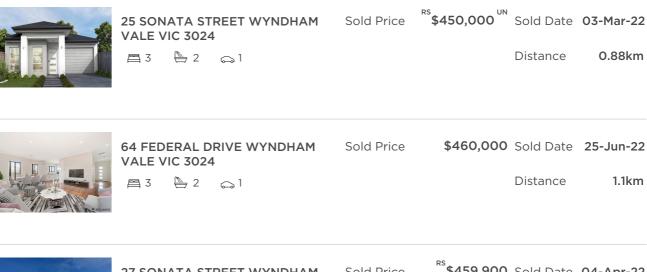


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27 SONATA STREET WYNDHAM VALE VIC 3024	Sold Price	<sup>RS</sup> \$459,900 Sold Date 04-Apr-22
🚍 3 👆 2 😞 1		Distance 0.89km

#### RS = Recent sale UN = Undisclosed Sale

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