

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

4 MONDEGREEN CLOSE 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

\$290,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$305,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Mar 2024

to

28 Feb 2025

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 JACKAROO STREET MANOR LAKES VIC 3024	379000	22-Nov-24
49 HAPPINESS WAY WYNDHAM VALE VIC 3024	318000	06-Nov-24
12 JACKAROO STREET MANOR LAKES VIC 3024	321000	04-Nov-24

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: 15 March 2025

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4 JACKAROO STREET MANOR LAKES VIC 3024

Sold Price **379000** Sold Date **22-Nov-24**

 -  -  -

Distance **1.62km**



49 HAPPINESS WAY WYNDHAM VALE VIC 3024

Sold Price **318000** Sold Date **06-Nov-24**

 4  2  2

Distance **1.64km**



12 JACKAROO STREET MANOR LAKES VIC 3024

Sold Price ^{RS} **321000** Sold Date **04-Nov-24**

 4  2  -

Distance **1.58km**

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

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