

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

9 VALEWOOD DRIVE 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,555

Property type

House

Suburb

Wyndham Vale

Period-from

01 Feb 2023

to

31 Jan 2024

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

2 LOMOND COURT WERRIBEE VIC 3030	\$555,000	25-Oct-23
23 QUARBING STREET WERRIBEE VIC 3030	\$552,500	31-Jan-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: 26 February 2024


2 LOMOND COURT WERRIBEE VIC 3030

Sold Price

\$555,000

Sold Date

25-Oct-23


Distance

0.59km

23 QUARBING STREET WERRIBEE VIC 3030

Sold Price

^{RS}
\$552,500

Sold Date

31-Jan-24


Distance

1.77km
RS = Recent sale

UN = Undisclosed Sale

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