

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

5 DURVILLE STREET 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$297,450

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Feb 2024

to

31 Jan 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

5 LADY PENRHYN DRIVE WYNDHAM VALE VIC 3024	\$655,000	06-Oct-24
34 DIANCHI DRIVE WYNDHAM VALE VIC 3024	\$685,000	10-Dec-24
33 HIRATA BOULEVARD WYNDHAM VALE VIC 3024	\$665,000	22-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: 12 February 2025

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**5 LADY PENRHYN DRIVE
WYNDHAM VALE VIC 3024**

4 2 2

Sold Price **\$655,000** Sold Date **06-Oct-24**

Distance **0.38km**



**34 DIANCHI DRIVE WYNDHAM
VALE VIC 3024**

4 2 2

Sold Price **\$685,000** Sold Date **10-Dec-24**

Distance **1.07km**



**33 HIRATA BOULEVARD
WYNDHAM VALE VIC 3024**

5 2 2

Sold Price **\$665,000** Sold Date **22-Nov-24**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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