

## 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

40 Cloudburst Avenue 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

\$585,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$278,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Jul 2020

to

30 Jun 2021

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

27 Principal Drive Wyndham Vale VIC 3024	\$560,000	09-Mar-21
14 Stately Avenue Wyndham Vale VIC 3024	\$590,000	08-Feb-21
45 Brightvale Boulevard Wyndham Vale VIC 3024	\$625,000	26-Feb-21

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: 01 July 2021



**27 Principal Drive Wyndham Vale  
VIC 3024**

 4  2  2

Sold Price

**\$560,000**

Sold Date

**09-Mar-21**

Distance

**0.13km**



**14 Stately Avenue Wyndham Vale  
VIC 3024**

 3  2  2

Sold Price

**\$590,000**

Sold Date

**08-Feb-21**

Distance

**0.33km**



**45 Brightvale Boulevard Wyndham  
Vale VIC 3024**

 4  2  2

Sold Price

**\$625,000**

Sold Date

**26-Feb-21**

Distance

**0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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