



19 ORANA STREET, WYNDHAM VALE, VIC 3024
PREPARED BY MITCH (HUNG) NGUYEN, PROFESSIONALS ST ALBANS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 ORANA STREET, WYNDHAM VALE,

 4  2  2

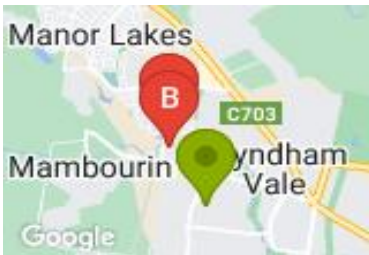
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$575,000**

Provided by: Mitch (Hung) Nguyen, Professionals St Albans

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$565,000

01 October 2022 to 30 September 2023

Provided by: 

COMPARABLE PROPERTIES

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 six months.



736 ARMSTRONG RD, MANOR LAKES, VIC

 4  2  2

Sale Price

***\$591,000**

Sale Date: 14/09/2023

Distance from Property: 1.2km



3 CANDY WALK, WYNDHAM VALE, VIC

 4  2  2

Sale Price

****\$545,000**

Sale Date: 08/09/2023

Distance from Property: 971m



This report has been compiled on 05/10/2023 by Professionals St Albans. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

19 ORANA STREET, WYNDHAM VALE, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$575,000

Median sale price

Median price

\$565,000

Property type

House

Suburb

WYNDHAM VALE

Period

01 October 2022 to 30 September 2023

Source

pricefinder

Comparable property sales

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 six months.

Address of comparable

Price

Date of sale

736 ARMSTRONG RD, MANOR LAKES, VIC 3024	*\$591,000	14/09/2023
3 CANDY WALK, WYNDHAM VALE, VIC 3024	**\$545,000	08/09/2023

This Statement of Information was prepared

05/10/2023