

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 ERVINE 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

\$740,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Apr 2023

to

31 Mar 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

13 VIVERO ROAD WYNDHAM VALE VIC 3024	\$742,000	10-Oct-23
4 PRINCIPAL DRIVE WYNDHAM VALE VIC 3024	\$805,000	19-Oct-23

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.

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13 VIVERO ROAD WYNDHAM VALE VIC 3024

Sold Price

\$742,000

Sold Date

10-Oct-23



4



2



-

Distance

0.26km



4 PRINCIPAL DRIVE WYNDHAM VALE VIC 3024

Sold Price

\$805,000

Sold Date

19-Oct-23



4



3



2

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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