

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 WOONAN 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Sep 2023

to

31 Aug 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

9 APORUM AVENUE WYNDHAM VALE VIC 3024	\$540,888	30-Aug-24
38 WOOLSPINNER CRESCENT WYNDHAM VALE VIC 3024	\$540,000	21-Dec-23
5 BRIDPORT CIRCUIT TARNEIT VIC 3029	\$530,000	23-Aug-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.~~

This Statement of Information was prepared on: 16 September 2024



9 APORUM AVENUE WYNDHAM VALE VIC 3024

3 2 2

Sold Price

^{RS} **\$540,888** Sold Date **30-Aug-24**

Distance **1.21km**



38 WOOLSPINNER CRESCENT WYNDHAM VALE VIC 3024

3 2 2

Sold Price

\$540,000 Sold Date **21-Dec-23**

Distance **1.56km**



5 BRIDPORT AVENUE TARNEIT VIC 3029

3 2 2

Sold Price

\$530,000 Sold Date **23-Aug-23**

Distance **3.18km**

RS = Recent sale **UN** = Undisclosed Sale

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