

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

7 AKOONA WAY 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,800

Property type

House

Suburb

Wyndham Vale

Period-from

01 Feb 2022

to

31 Jan 2023

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 AKOONA WAY WYNDHAM VALE VIC 3024	\$550,000	20-Dec-22
11 CANDLEBARK DRIVE WYNDHAM VALE VIC 3024	\$585,000	09-May-22
8 KANTO COURT MANOR LAKES VIC 3024	\$600,000	16-Jan-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: 01 February 2023



5 AKOONA WAY WYNDHAM VALE VIC 3024 Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **20-Dec-22**

 4  2  2

Distance **0.01km**



11 CANDLEBARK DRIVE WYNDHAM VALE VIC 3024 Sold Price **\$585,000** Sold Date **09-May-22**

 4  2  2

Distance **0.09km**



8 KANTO COURT MANOR LAKES VIC 3024 Sold Price ^{RS} **\$600,000** Sold Date **16-Jan-23**

 4  2  2

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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