

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

34 Papas View 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

\$480,000

&

\$515,000

Median sale price

Median price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period - From

01/12/2024

to

30/11/2024

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 twelve 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
1. 5 Latimer Street Wyndham Vale VIC3024	\$475,000	28/09/2024
2. 13 Stanmore Crescent Wyndham Vale VIC 3024	\$460,000	21/03/2024
3. 89 Stanmore Crescent Wyndham Vale VIC 3024	\$490,000	27/05/2024

This Statement of Information was prepared on: 06/12/2024