

## 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

2 SUNRISE PLACE WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$462,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2023

to

29 Feb 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

5 ELDORADO COURT WYNDHAM VALE VIC 3024	\$485,000	06-Oct-22
17 VALEWOOD DRIVE WYNDHAM VALE VIC 3024	\$615,000	13-Nov-23
14 WHITON GROVE WYNDHAM VALE VIC 3024	\$470,000	14-Jun-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: 18 March 2024

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## 5 ELDORADO COURT WYNDHAM VALE VIC 3024

4 2 2

Sold Price

**\$485,000**

Sold Date **06-Oct-22**

Distance **0.08km**



## 17 VALEWOOD DRIVE WYNDHAM VALE VIC 3024

4 2 2

Sold Price

**\$615,000**

Sold Date **13-Nov-23**

Distance **0.26km**



## 14 WHITON GROVE WYNDHAM VALE VIC 3024

4 2 2

Sold Price

**\$470,000**

Sold Date **14-Jun-23**

Distance **0.34km**



## 26 GREENWOOD STREET WYNDHAM VALE VIC 3024

4 2 2

Sold Price

**\$605,000**

Sold Date **17-Jul-23**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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