

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 (*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



5 ELDORADO COURT WYNDHAM VALE VIC 3024

Sold Price **\$485,000** Sold Date **06-Oct-22**

4 2 2

Distance **0.08km**



17 VALEWOOD DRIVE WYNDHAM VALE VIC 3024

Sold Price **\$615,000** Sold Date **13-Nov-23**

4 2 2

Distance **0.26km**



14 WHITON GROVE WYNDHAM VALE VIC 3024

Sold Price **\$470,000** Sold Date **14-Jun-23**

4 2 2

Distance **0.34km**



26 GREENWOOD STREET WYNDHAM VALE VIC 3024

Sold Price **\$605,000** Sold Date **17-Jul-23**

4 2 2

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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