

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	Lot 4318 - Happiness Way, Wyndham Vale, 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$ 445,000	or range between		&	
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Median sale price

Median price	\$ 349,000	Property type	Vacant Land	Suburb	Wyndham Vale
Period - From	1/07/2024	to	30/09/2024	Source	Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Lot 27113 - Bilston Street, Mambourin, 3024	\$ 437,000	12/10/2024
2 Lot 15727 - Judd Street, Mambourin, 3024	\$ 425,000	31/03/2025
3 Lot 3 - Trapdoor Street, Mambourin, 3024	\$ 422,064	25/02/2025

This Statement of Information was prepared on:

08 Apr 2025