

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

4/10-16 NEPEAN COURT 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Sep 2023

to

31 Aug 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

1/10 CROXLEY CLOSE WYNDHAM VALE VIC 3024	\$438,000	30-Jan-24
1/17 WESTMINSTER DRIVE WERRIBEE VIC 3030	\$420,000	26-Jun-24
2/4 ROWES ROAD WERRIBEE VIC 3030	\$400,000	24-Apr-24

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: 11 September 2024



**1/10 CROXLEY CLOSE WYNDHAM
VALE VIC 3024**

 2  1  2

Sold Price

\$438,000

Sold Date

30-Jan-24

Distance

0.34km



**1/17 WESTMINSTER DRIVE
WERRIBEE VIC 3030**

 2  1  2

Sold Price

^{RS} **\$420,000**

Sold Date

26-Jun-24

Distance

0.57km



**2/4 ROWES ROAD WERRIBEE VIC
3030**

 3  1  1

Sold Price

\$400,000

Sold Date

24-Apr-24

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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