

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

9 GOLDERS CRESCENT 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,000

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Aug 2022

to

31 Jul 2023

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

13 PLUMSTEAD STREET WYNDHAM VALE VIC 3024	\$595,000	18-Aug-23
77 ANNIVERSARY AVENUE WYNDHAM VALE VIC 3024	\$570,000	09-Jul-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: 31 August 2023



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13 PLUMSTEAD STREET WYNDHAM VALE VIC 3024

4 2 2

Sold Price ^{RS} **\$595,000** Sold Date **18-Aug-23**

Distance **1km**



77 ANNIVERSARY AVENUE WYNDHAM VALE VIC 3024

4 2 2

Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **09-Jul-23**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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