

## 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

25 Vaughan Chase 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

\$645,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Nov 2020

to

31 Oct 2021

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

8 Sedgwick Road Wyndham Vale VIC 3024	\$687,500	07-Aug-21
14 Sedgwick Road Wyndham Vale VIC 3024	\$660,000	15-Sep-21
65 Manuka Grove Wyndham Vale VIC 3024	\$653,000	02-Oct-21

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: 01 November 2021

Sweta Malik  
P 03 9674 5151  
M 0412663374  
E sweta@equitywisere.com.au



**8 Sedgwick Road Wyndham Vale  
VIC 3024**

 4  2  4

Sold Price

**\$687,500**

Sold Date **07-Aug-21**

Distance **0.72km**



**14 Sedgwick Road Wyndham Vale  
VIC 3024**

 3  2  2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date **15-Sep-21**

Distance **0.72km**



**65 Manuka Grove Wyndham Vale  
VIC 3024**

 4  2  2

Sold Price

<sup>RS</sup> **\$653,000**

Sold Date **02-Oct-21**

Distance **0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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