

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

8 ELVERSON WAY 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

\$679,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2022

to

30 Jun 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

82 SMILE CRESCENT WYNDHAM VALE VIC 3024	\$715,000	24-Feb-23
9 CALICO COURT WYNDHAM VALE VIC 3024	\$700,000	14-Feb-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 July 2023


**82 SMILE CRESCENT WYNDHAM
VALE VIC 3024**
 4  2  2

Sold Price

\$715,000

Sold Date

24-Feb-23

Distance

0.99km

**9 CALICO COURT WYNDHAM
VALE VIC 3024**
 4  2  2

Sold Price

\$700,000

Sold Date

14-Feb-23

Distance

3.27km
RS = Recent sale

UN = Undisclosed Sale

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