

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 KILFORD WALK 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Nov 2023

to

31 Oct 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 KILFORD WALK WYNDHAM VALE VIC 3024	\$470,000	26-Jul-24
5 LATIMER STREET WYNDHAM VALE VIC 3024	\$475,000	11-Oct-24
5 GANTS PATH WYNDHAM VALE VIC 3024	\$500,000	23-Sep-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: 15 November 2024



1 KILFORD WALK WYNDHAM VALE VIC 3024 Sold Price **\$470,000** Sold Date **26-Jul-24**

3 2 2

Distance **0.04km**



5 LATIMER STREET WYNDHAM VALE VIC 3024 Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **11-Oct-24**

3 2 1

Distance **0.07km**



5 GANTS PATH WYNDHAM VALE VIC 3024 Sold Price ^{RS} **\$500,000** Sold Date **23-Sep-24**

3 2 2

Distance **0.1km**

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

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