

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

5 HONOUR AVENUE 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2024

to

28 Feb 2025

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 BUCKINGHAM DRIVE WERRIBEE VIC 3030	\$600,000	25-Jul-24
5 WENTWORTH AVENUE WYNDHAM VALE VIC 3024	\$600,000	18-Oct-24
15 BRIGHTON AVENUE WYNDHAM VALE VIC 3024	\$610,000	03-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: 05 March 2025



1 BUCKINGHAM DRIVE WERRIBEE VIC 3030

3 2 2

Sold Price

\$600,000

Sold Date

25-Jul-24

Distance

0.67km



5 WENTWORTH AVENUE WYNDHAM VALE VIC 3024

3 2 2

Sold Price

Sold Date

18-Oct-24

Distance

0.84km



15 BRIGHTON AVENUE WYNDHAM VALE VIC 3024

3 2 2

Sold Price

\$610,000

Sold Date

03-Apr-24

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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