## 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

1 RIVETING ROAD 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<br>between | \$342,000 | & | \$355,000 |
|--------------|---------------------|-----------|---|-----------|
|--------------|---------------------|-----------|---|-----------|

## Median sale price

(\*Delete house or unit as applicable)

| Median Price | \$572,500   | Prop | erty type | House |        | Suburb | Wyndham Vale |
|--------------|-------------|------|-----------|-------|--------|--------|--------------|
| Daried from  | 01 lon 2024 |      | 21 Doo 1  | 2024  | Course |        | Corologio    |
| Period-from  | 01 Jan 2024 | to   | 31 Dec 2  | 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 |
|---|-----------|--------------|
| 15 HAPPINESS WAY WYNDHAM VALE VIC 3024  | \$340,000 | 18-Sep-24    |
| 32 KUMARA DRIVE MANOR LAKES VIC 3024    | \$320,000 | 10-Dec-24    |
| 18 SPANIEL AVENUE WYNDHAM VALE VIC 3024 | \$380,000 | 19-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: 17 January 2025

