

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 5232 - 39 Memory Crescent, Wyndham Vale, 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 480,340

or range between

&

Median sale price

Median price \$ 428,000

Property type Townhouse

Suburb Wyndham Vale

Period - From 1/01/2023

to

31/03/2023

Source

Corelogic

Comparable property sales

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 six months.

This Statement of Information was prepared on:

10 May 2023