

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

51 WELCOME PARADE 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,250

Property type

House

Suburb

Wyndham Vale

Period-from

01 Aug 2023

to

31 Jul 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

12 CUBBYHOUSE ROAD WYNDHAM VALE VIC 3024	\$623,000	01-Mar-24
4 STOCKWELL STREET WYNDHAM VALE VIC 3024	\$600,000	25-Apr-24
10 STOCKWELL STREET WYNDHAM VALE VIC 3024	\$665,000	17-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: 01 August 2024

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12 CUBBYHOUSE ROAD WYNDHAM VALE VIC 3024

4 2 2

Sold Price \$623,000 Sold Date 01-Mar-24

Distance 0.08km



4 STOCKWELL STREET WYNDHAM VALE VIC 3024

4 2 2

Sold Price \$600,000 Sold Date 25-Apr-24

Distance 0.28km



10 STOCKWELL STREET WYNDHAM VALE VIC 3024

4 2 2

Sold Price \$665,000 Sold Date 17-Apr-24

Distance 0.33km

RS = Recent sale

UN = Undisclosed Sale

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