Statement of Information

Period-from

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е					
Address Including suburb and postcode	457 MCGRATH ROAD WYNDHAM VALE VIC 3024					
Indicative selling price			(*D-lete einele	-i vongo o	a applicable)	
For the meaning of this price	e see consumer.vic	c.gov.au/underquoti	ng ("Delete single p	rice or range a	s applicable)	
Single Price	\$585,000	or rang betwee		&		
Median sale price						
(*Delete house or unit as ap	plicable)					
Median Price	\$565,000	Property type	House	Suburb	Wyndham Vale	

Comparable property sales (*Delete A or B below as applicable)

01 Nov 2021

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
19 FATHAM DRIVE WYNDHAM VALE VIC 3024	\$625,000	03-Sep-22
98 CHAPMAN DRIVE WYNDHAM VALE VIC 3024	\$617,000	18-Aug-22
17 HANSEN ROAD WYNDHAM VALE VIC 3024	\$735,000	03-Oct-22

31 Oct 2022

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.

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Source



Corelogic

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19 FATHAM DRIVE WYNDHAM VALE VIC 3024

= 4

= 4

\$625,000 Sold Date 03-Sep-22

Distance

0.43km



98 CHAPMAN DRIVE WYNDHAM VALE VIC 3024

Sold Price

Sold Price

\$617,000 Sold Date 18-Aug-22

Distance

0.64km



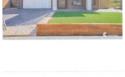
17 HANSEN ROAD WYNDHAM

Sold Price

^{RS}\$735,000 Sold Date 03-Oct-22

Distance

1.26km



VALE VIC 3024

= 4

29 PEAR STREET WYNDHAM VALE Sold Price

RS \$650,000 Sold Date 20-Sep-22

VIC 3024 **=** 4

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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