

## 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

4 FLINDERS CRESCENT WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2021

to

30 Jun 2022

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

18 OAKTREE AVENUE WYNDHAM VALE VIC 3024	\$660,000	01-Mar-22
4 TASMAN PLACE WYNDHAM VALE VIC 3024	\$620,000	03-Mar-22
6 JULIANA AVENUE WYNDHAM VALE VIC 3024	\$620,000	14-Jun-22

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: 06 July 2022



## 18 OAKTREE AVENUE WYNDHAM VALE VIC 3024

3 2 2

Sold Price

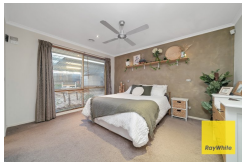
**\$660,000**

Sold Date

**01-Mar-22**

Distance

**0.86km**



## 4 TASMAN PLACE WYNDHAM VALE VIC 3024

3 2 4

Sold Price

**\$620,000**

Sold Date

**03-Mar-22**

Distance

**0.19km**



## 6 JULIANA AVENUE WYNDHAM VALE VIC 3024

3 2 2

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date

**14-Jun-22**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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