

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

2/92 Black Forest 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
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/24 Brimpton Grove Wyndham Vale VIC 3024	\$390,000	19-Jun-21
14/12 Mings Court Werribee VIC 3030	\$407,000	15-Nov-21
20/4 Nepean Court Wyndham Vale VIC 3024	\$400,000	26-Oct-21

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: 25 January 2022



1/24 Brimpton Grove Wyndham Vale VIC 3024

3 1 2

Sold Price **\$390,000** Sold Date **19-Jun-21**

Distance **1.17km**



14/12 Mingos Court Werribee VIC 3030

3 1 2

Sold Price **\$407,000** Sold Date **15-Nov-21**

Distance **1.1km**



20/4 Nepean Court Wyndham Vale VIC 3024

3 1 1

Sold Price ^{RS} **\$400,000** Sold Date **26-Oct-21**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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