

## 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

PRINCIPAL DRIVE 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

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Nov 2023

to

31 Oct 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

|  |           |           |
|--|-----------|-----------|
| 2 APORUM AVENUE WYNDHAM VALE VIC 3024      | \$700,000 | 14-Oct-24 |
| 54 CLOUDBURST AVENUE WYNDHAM VALE VIC 3024 | \$650,000 | 07-Aug-24 |
| 46 CLOUDBURST AVENUE WYNDHAM VALE VIC 3024 | \$732,000 | 20-Aug-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: 06 November 2024


**2 APORUM AVENUE WYNDHAM VALE VIC 3024**
 4  2  2

Sold Price

<sup>RS</sup> **\$700,000**

 Sold Date **14-Oct-24**

 Distance **0.45km**

**54 CLOUDBURST AVENUE WYNDHAM VALE VIC 3024**
 4  2  2

Sold Price

**\$650,000**

 Sold Date **07-Aug-24**

 Distance **0.16km**

**46 CLOUDBURST AVENUE WYNDHAM VALE VIC 3024**
 4  2  2

Sold Price

<sup>RS</sup> **\$732,000**

 Sold Date **20-Aug-24**

 Distance **0.14km**

**43 CLOUDBURST AVENUE WYNDHAM VALE VIC 3024**
 4  2  2

Sold Price

**\$652,000**

 Sold Date **19-Aug-24**

 Distance **0.09km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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