

# 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

46 Federal 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)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$580,000

Property Type

House

Suburb

Wyndham Vale

Period - From

01/04/2022

to

30/06/2022

Source

REIV

### 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 six 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	11 Federal Dr WYNDHAM VALE 3024	\$560,000	11/05/2022
2	3 Dundas Rd WYNDHAM VALE 3024	\$555,000	19/07/2022
3	30 Pillar Rd WYNDHAM VALE 3024	\$540,000	29/04/2022

**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 six months.~~

This Statement of Information was prepared on:

29/08/2022 14:41



**Property Type:** House

**Land Size:** 360 sqm approx

Agent Comments

## Comparable Properties



**11 Federal Dr WYNDHAM VALE 3024 (VG)**

Agent Comments



**Price:** \$560,000

**Method:** Sale

**Date:** 11/05/2022

**Property Type:** House (Res)

**Land Size:** 424 sqm approx



**3 Dundas Rd WYNDHAM VALE 3024 (RE/IG)**

Agent Comments



**Price:** \$555,000

**Method:** Private Sale

**Date:** 19/07/2022

**Property Type:** House

**Land Size:** 330 sqm approx



**30 Pillar Rd WYNDHAM VALE 3024 (RE/IG)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 29/04/2022

**Property Type:** House

**Land Size:** 325 sqm approx