

## 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

75 Hirata Boulevard 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

\$285,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Apr 2019

to

31 Mar 2020

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 10 Plumstead Street Wyndham Vale VIC 3024 | \$298,000 | 30-Oct-19 |
| 20 Boxer Drive Wyndham Vale VIC 3024      | \$295,000 | 25-Mar-20 |
| 16 Arkaba Way Werribee VIC 3030           | \$377,000 | 16-Dec-19 |

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: 27 April 2020

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10 Plumstead Street Wyndham Vale Sold Price **\$298,000** Sold Date **30-Oct-19**  
VIC 3024

4 2 2

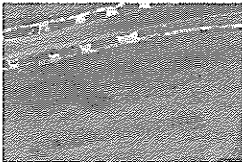
Distance -



20 Boxer Drive Wyndham Vale VIC Sold Price <sup>RS</sup> **\$295,000** Sold Date **25-Mar-20**  
3024

- - -

Distance -



16 Arkaba Way Werribee VIC 3030 Sold Price **\$377,000** Sold Date **16-Dec-19**

- - -

Distance 2km

RS = Recent sale UN = Undisclosed Sale

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