

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

6 BOUCAUT STREET 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,250

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2023

to

30 Jun 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

1 ELMSLIE STREET WYNDHAM VALE VIC 3024	\$550,000	05-Feb-24
22 GUNGURRA GROVE WYNDHAM VALE VIC 3024	\$545,000	21-Jun-24
95 HONOUR AVENUE WYNDHAM VALE VIC 3024	\$530,000	30-Jan-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: 15 July 2024



**1 ELSLIE STREET WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price **\$550,000** Sold Date **05-Feb-24**

Distance **0.18km**



**22 GUNGURRA GROVE WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price ^{RS} **\$545,000** Sold Date **21-Jun-24**

Distance **1km**



**95 HONOUR AVENUE WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price **\$530,000** Sold Date **30-Jan-24**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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