

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

3 Birch Court 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

\$519,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

House

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

7 Dampier Court Wyndham Vale VIC 3024	\$520,000	19-Nov-19
10 Greenhill Crescent Wyndham Vale VIC 3024	\$550,000	05-Nov-19
371 McGrath Road Wyndham Vale VIC 3024	\$512,300	08-Nov-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: 03 April 2020



7 Dampier Court Wyndham Vale VIC 3024

4 2 2

Sold Price **\$520,000** Sold Date **19-Nov-19**

Distance **0.44km**



10 Greenhill Crescent Wyndham Vale VIC 3024

4 2 2

Sold Price **\$550,000** Sold Date **05-Nov-19**

Distance **0.87km**

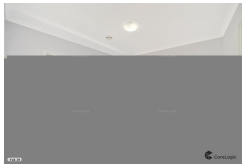


371 McGrath Road Wyndham Vale VIC 3024

4 2 2

Sold Price **\$512,300** Sold Date **08-Nov-19**

Distance **0.87km**



25 Karong Drive Wyndham Vale VIC 3024

4 2 2

Sold Price **\$520,000** Sold Date **08-Feb-20**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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