

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

2/28 HALLADALE AVENUE 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

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jan 2024

to

31 Dec 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

7 MATHESON AVENUE WYNDHAM VALE VIC 3024	\$505,000	14-May-24
3 KALLANG ROAD WYNDHAM VALE VIC 3024	\$500,000	31-Oct-24
39 WOLLAHRA RISE WYNDHAM VALE VIC 3024	\$505,000	26-Jul-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: 16 January 2025



7 MATHESON AVENUE WYNDHAM VALE VIC 3024

3 2 1

Sold Price

\$505,000

Sold Date

14-May-24

Distance

1.26km



3 KALLANG ROAD WYNDHAM VALE VIC 3024

3 2 1

Sold Price

\$500,000

Sold Date

31-Oct-24

Distance

1.69km



39 WOLLAHRA RISE WYNDHAM VALE VIC 3024

3 2 1

Sold Price

\$505,000

Sold Date

26-Jul-24

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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