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

25 JESSEN WAY WYNDHAM VALE VIC 3024

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$649,000	&	\$689,000
Median sale price (*Delete house or unit as app	olicable)				
Median Price	\$585,000	Property type	House	Suburb	Wyndham Vale

30 Sep 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2023

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.

to

Address of comparable property	Price	Date of sale	
10 STOCKWELL STREET WYNDHAM VALE VIC 3024	\$665,000	17-Apr-24	
21 JESSEN WAY WYNDHAM VALE VIC 3024	\$740,000	20-Sep-23	
12 WEIGHBRIDGE AVENUE WYNDHAM VALE VIC 3024	\$730,000	03-Sep-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: 04 October 2024



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E sales@legacyrealtors.com.au



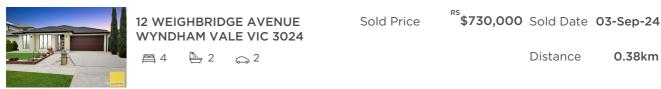
10 STOCKWELL STREET WYNDHAM VALE VIC 3024 酉 4 2 🚔 **a** 2

Sold Price \$665,000 Sold Date 17-Apr-24 Distance 0.24km

0.38km



21 JESSEN WAY WYNDHAM VALE VIC 3024	Sold Price	\$740,000	Sold Date	20-Sep-23
🚍 4 🖕 2 👝 2			Distance	0.03km



RS = Recent sale UN = Undisclosed Sale

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