

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

33 SERAPHINA DRIVE 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

\$556,785

&

\$680,515

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Mar 2022

to

28 Feb 2023

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

18 COMMUNAL ROAD WYNDHAM VALE VIC 3024	\$635,000	05-Jan-23
592 HOGANS ROAD TARNEIT VIC 3029	\$658,000	13-Jan-23
12 ESHAL CRESCENT WYNDHAM VALE VIC 3024	\$665,000	28-Nov-22

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: 30 March 2023



18 COMMUNAL ROAD WYNDHAM VALE VIC 3024

Sold Price **\$635,000** Sold Date **05-Jan-23**

4 2 2

Distance **0.78km**



592 HOGANS ROAD TARNEIT VIC 3029

Sold Price **\$658,000** Sold Date **13-Jan-23**

4 2 2

Distance **1.99km**



12 ESHAL CRESCENT WYNDHAM VALE VIC 3024

Sold Price **\$665,000** Sold Date **28-Nov-22**

4 2 2

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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