

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

36 Boxer 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Sep 2019

to

31 Aug 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

46 Boxer Drive Wyndham Vale VIC 3024	\$309,000	13-Jul-20
24 Boxer Drive Wyndham Vale VIC 3024	\$330,000	04-Mar-20
20 Spot Avenue Wyndham Vale VIC 3024	\$330,000	02-Jul-20

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 September 2020

 <p>THE AGENTS 448sqm approx. 32m x 14m x 14m x 32m Mitin Arora 0432 735 013 Search Venue 0432 946 586 CoreLogic</p>	46 Boxer Drive Wyndham Vale VIC 3024	Sold Price	\$309,000	Sold Date	13-Jul-20
 4  2  -				Distance	0.07km
 <p>BLACK&WHITE REAL ESTATE Contact Sales team for a free property valuation 0432 946 586 www.bwb.com.au CoreLogic</p>	24 Boxer Drive Wyndham Vale VIC 3024	Sold Price	\$330,000	Sold Date	04-Mar-20
 -  -  -				Distance	0.1km
 <p>BLACK&WHITE REAL ESTATE Wynbrook North East Facing 533m2 (Lot 1101) 20 Spot Avenue CoreLogic</p>	20 Spot Avenue Wyndham Vale VIC 3024	Sold Price		Sold Date	02-Jul-20
 -  -  -				Distance	0.16km

RS = Recent sale UN = Undisclosed Sale

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