

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

17 ARCHER ROAD 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,250

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2023

to

30 Jun 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

6 FUSION DRIVE WYNDHAM VALE VIC 3024	\$665,000	19-Feb-24
15 ARCHER ROAD WYNDHAM VALE VIC 3024	\$665,000	13-Feb-24
35 FRITELLI CIRCUIT WYNDHAM VALE VIC 3024	\$620,000	25-Oct-23

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 July 2024



6 FUSION DRIVE WYNDHAM VALE VIC 3024

Sold Price

\$665,000

Sold Date

19-Feb-24



4



2



2

Distance

0.08km



15 ARCHER ROAD WYNDHAM VALE VIC 3024

Sold Price

Sold Date

13-Feb-24



4



2



2

Distance

0.02km



35 FRITELLI CIRCUIT WYNDHAM VALE VIC 3024

Sold Price

\$620,000

Sold Date

25-Oct-23



4



2



2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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