

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

4 BOTANIC WAY 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

\$475,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2022

to

30 Jun 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

2 STRADBROKE WAY WYNDHAM VALE VIC 3024	\$510,000	18-Feb-23
16 INTERVALE DRIVE WYNDHAM VALE VIC 3024	\$475,000	15-Apr-23
73 FEATHERTOP DRIVE WYNDHAM VALE VIC 3024	\$500,000	24-Jan-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.~~

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**2 STRADBROKE WAY WYNDHAM
VALE VIC 3024**

3 1 4

Sold Price **\$510,000** Sold Date **18-Feb-23**

Distance **0.25km**



**16 INTERVALE DRIVE WYNDHAM
VALE VIC 3024**

3 1 4

Sold Price **\$475,000** Sold Date **15-Apr-23**

Distance **0.38km**



**73 FEATHERTOP DRIVE
WYNDHAM VALE VIC 3024**

3 1 2

Sold Price **\$500,000** Sold Date **24-Jan-23**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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