

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

LOT 409 Cavalier Street 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Apr 2019

to

31 Mar 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

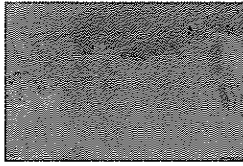
Date of sale

16 Bassett Avenue Wyndham Vale VIC 3024	\$294,300	23-Dec-19
38 Pear Street Wyndham Vale VIC 3024	\$315,000	18-Dec-19
4 Crestfield Way Wyndham Vale VIC 3024	\$303,000	04-Nov-19

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.~~

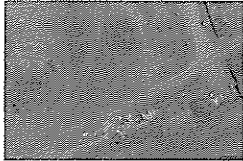
This Statement of Information was prepared on: 27 April 2020



16 Bassett Avenue Wyndham Vale VIC 3024 Sold Price **\$294,300** Sold Date **23-Dec-19**

4 2 -

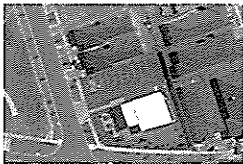
Distance **0.55km**



38 Pear Street Wyndham Vale VIC 3024 Sold Price **\$315,000** Sold Date **18-Dec-19**

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Distance **0.6km**



4 Crestfield Way Wyndham Vale VIC 3024 Sold Price **\$303,000** Sold Date **04-Nov-19**

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Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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