

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

62 HAMMERSMITH 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

or range
between

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Mar 2024

to

28 Feb 2025

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

38 PASCOLO WAY WYNDHAM VALE VIC 3024	\$620,000	13-Nov-24
92 ANNIVERSARY AVENUE WYNDHAM VALE VIC 3024	\$620,000	13-Nov-24
15 HOUNSLOW DRIVE WYNDHAM VALE VIC 3024	\$690,500	11-Mar-25

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: 19 March 2025



38 PASCOLO WAY WYNDHAM VALE VIC 3024

4 2 2

Sold Price

\$620,000

Sold Date **13-Nov-24**

Distance

0km



92 ANNIVERSARY AVENUE WYNDHAM VALE VIC 3024

4 2 2

Sold Price

Sold Date **13-Nov-24**

Distance

1.33km



15 HOUNSLOW DRIVE WYNDHAM VALE VIC 3024

4 2 2

Sold Price

^{RS} **\$690,500** ^{UN}

Sold Date **11-Mar-25**

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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