

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 23 Whitehaven Street, Wyndham Vale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$420,000 or range between \$* & \$

Median sale price

Median price \$550,000 Property type House Suburb Wyndham Vale
Period - From Jan 2023 to June 2023 Source APM - Pricerfinder

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 six 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
1 – 3 Intervale Dr, Wyndham Vale	\$435,000	29/04/2023
2 – 8 Olive Way, Wyndham Vale	\$430,000	23/04/2023
3 – 12 Yando Pl, Wyndham Vale	\$420,500	18/02/2023

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 six months.

This Statement of Information was prepared on: 25/07/2023

Brian Mark
The local agents you can trust