

## 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

71 COSMOPOLITAN DRIVE WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$300,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$301,250

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Feb 2023

to

31 Jan 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

22 RIVETING ROAD WYNDHAM VALE VIC 3024	\$299,000	28-Aug-23
2 CYAD WAY MANOR LAKES VIC 3024	\$320,000	11-Sep-23
5 SUE STREET WYNDHAM VALE VIC 3024	\$347,000	01-Dec-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: 28 February 2024



**22 RIVETING ROAD WYNDHAM VALE VIC 3024**

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  - 
  -

Sold Price **\$299,000** Sold Date **28-Aug-23**

Distance **0.26km**



**2 CYAD WAY MANOR LAKES VIC 3024**

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  - 
  -

Sold Price **\$320,000** Sold Date **11-Sep-23**

Distance **1.43km**



**5 SUE STREET WYNDHAM VALE VIC 3024**

 - 
  - 
  -

Sold Price **\$347,000** Sold Date **01-Dec-23**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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