

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

10 ERBA 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

\$925,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Dec 2021

to

30 Nov 2022

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

88 ANNIVERSARY AVENUE WYNDHAM VALE VIC 3024	\$940,000	25-Nov-22
7 PESA WAY WYNDHAM VALE VIC 3024	\$900,000	26-Aug-22
6 PESA WAY WYNDHAM VALE VIC 3024	\$945,000	18-Aug-22

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: 05 December 2022



**88 ANNIVERSARY AVENUE
WYNDHAM VALE VIC 3024**

Sold Price

^{RS}

\$940,000

Sold Date

25-Nov-22

 5

 5

 2

Distance

0.47km



**7 PESA WAY WYNDHAM VALE VIC
3024**

Sold Price

\$900,000

Sold Date

26-Aug-22

 5

 2

 4

Distance

0.17km



**6 PESA WAY WYNDHAM VALE VIC
3024**

Sold Price

\$945,000

Sold Date

18-Aug-22

 5

 5

 4

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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