

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	7 Smile Crescent, Wyndham Vale, VIC 3024
---	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$475,000
--------------	-----------

Median sale price

Median price	\$575,000	Property Type	House	Suburb	Wyndham Vale (3024)
Period - From	01/04/2022	to	31/03/2023	Source	realestate.com.au

Comparable property sales

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
68 SMILE CRESCENT, WYNDHAM VALE VIC 3024	\$532,000	18/04/2023
95 STANMORE CRESCENT, WYNDHAM VALE VIC 3024	\$490,000	18/04/2023
30 STORKBILL ROAD, WYNDHAM VALE VIC 3024	\$515,000	14/03/2023

This Statement of Information was prepared on:	23/04/2023
--	------------