

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

5 ATLANTIC COURT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 May 2023

to

30 Apr 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

2/16 JULIANA AVENUE WYNDHAM VALE VIC 3024	\$435,000	25-Jun-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: 16 May 2024



2/16 JULIANA AVENUE WYNDHAM Sold Price
VALE VIC 3024

\$435,000 Sold Date **25-Jun-23**

 3  1  1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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