

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

9 Valewood Drive 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

\$399,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Feb 2019

to

31 Jan 2020

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

1 Croxley Close Wyndham Vale VIC 3024	\$430,000	29-Jan-20
46 Valewood Drive Wyndham Vale VIC 3024	\$424,000	09-Sep-19
22 Brougham Avenue Wyndham Vale VIC 3024	\$430,000	31-Oct-19

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: 26 February 2020



1 Croxley Close Wyndham Vale VIC 3024

Sold Price

^{RS} **\$430,000**

Sold Date

29-Jan-20

3

1

1

Distance

0.2km



46 Valewood Drive Wyndham Vale VIC 3024

Sold Price

\$424,000

Sold Date

09-Sep-19

3

1

1

Distance

0.34km



22 Brougham Avenue Wyndham Vale VIC 3024

Sold Price

\$430,000

Sold Date

31-Oct-19

3

1

2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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