

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

1 AVENEL 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,250

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2023

to

30 Jun 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

5 EDISON DRIVE WYNDHAM VALE VIC 3024	\$690,000	04-May-24
14 AMESBURY AVENUE WYNDHAM VALE VIC 3024	\$685,000	19-Mar-24
23 RIDGE DRIVE WYNDHAM VALE VIC 3024	\$650,000	01-May-24

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: 12 July 2024



5 EDISON DRIVE WYNDHAM VALE VIC 3024

Sold Price

\$690,000

Sold Date

04-May-24



4



2



2

Distance

1.51km



14 AMESBURY AVENUE WYNDHAM VALE VIC 3024

Sold Price

\$685,000

Sold Date

19-Mar-24



4



2



2

Distance

1.88km



23 RIDGE DRIVE WYNDHAM VALE VIC 3024

Sold Price

\$650,000

Sold Date

01-May-24



4



2



2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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