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<br>Including suburb and postcode | 1/3 ELIZA GROVE 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 | $445,000 | & | $465,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $440,000 | Property type | Unit | 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 |
|---|---|---|
| 3 ATLANTIC COURT WYNDHAM VALE VIC 3024 | $475,000 | 07-Sep-22 |
| 1/12 WOORITE PLACE WYNDHAM VALE VIC 3024 | $465,000 | 23-Jul-22 |
| 7 CLOVER LANE WYNDHAM VALE VIC 3024 | $485,000 | 01-Nov-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: 15 December 2022

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**3 ATLANTIC COURT WYNDHAM VALE VIC 3024**

3 2 2

Sold Price **$475,000** Sold Date **07-Sep-22**

Distance **0.28km**



**1/12 WOORITE PLACE WYNDHAM VALE VIC 3024**

3 2 1

Sold Price **$465,000** Sold Date **23-Jul-22**

Distance **1.58km**



**7 CLOVER LANE WYNDHAM VALE VIC 3024**

3 1 2

Sold Price RS **$485,000** Sold Date **01-Nov-22**

Distance **0.61km**

**RS** = Recent sale **UN** = Undisclosed Sale

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