

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 CLOUDBURST AVENUE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2022

to

30 Jun 2023

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

4 DUNDAS ROAD WYNDHAM VALE VIC 3024	\$480,000	22-Mar-23
38 CHAPMAN DRIVE WYNDHAM VALE VIC 3024	\$455,100	20-Feb-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: 18 July 2023



4 DUNDAS ROAD WYNDHAM VALE VIC 3024

Sold Price

\$480,000

Sold Date

22-Mar-23



3



2



1

Distance

1.49km



38 CHAPMAN DRIVE WYNDHAM VALE VIC 3024

Sold Price

\$455,100

Sold Date

20-Feb-23



3



2



1

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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