

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

20 COMMUNAL ROAD 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Oct 2021

to

30 Sep 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

LOT 151 WOLLAHRA RISE WYNDHAM VALE VIC 3024	\$605,000	19-Sep-22
13 DAVIDSON STREET WYNDHAM VALE VIC 3024	\$598,980	15-Apr-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.

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Real Estate

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**LOT 151 WOLLAHRA RISE
WYNDHAM VALE VIC 3024**

4 2 2

Sold Price

^{RS} **\$605,000**

Sold Date

19-Sep-22

Distance

0.7km



**13 DAVIDSON STREET WYNDHAM
VALE VIC 3024**

4 2 2

Sold Price

\$598,980

Sold Date

15-Apr-22

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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