

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

LOT 505 HIRATA ST Wyndham Vale

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

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Other

Suburb

Wyndham Vale

Period from

01 Jan 2019

to

31 Dec 2019

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

15 Pear Street Wyndham Vale VIC 3024	\$320,000	26-Sep-19
12 Midewin Way Wyndham Vale VIC 3024	\$325,000	30-Sep-19
10 Midewin Way Wyndham Vale VIC 3024	\$305,000	11-Aug-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: 29 January 2020



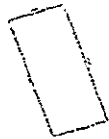
Richard Falzon
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E: richard@wyndhamre.com.au



15 Pear Street Wyndham Vale VIC 3024 Sold Price \$320,000 Sold Date 26-Sep-19
Distance 0.22km



12 Midewin Way Wyndham Vale VIC 3024 Sold Price \$325,000 Sold Date 30-Sep-19
Distance 0.37km



10 Midewin Way Wyndham Vale VIC 3024 Sold Price \$305,000 Sold Date 11-Aug-19
Distance 0.38km



RS = Recent sale UN = Undisclosed Sale

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