

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	42 Pelham Crescent, Wyndham Vale, VIC 3024
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$475,000	&	\$510,000
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Median sale price

Median price	\$580,000	Property Type	House	Suburb	Wyndham Vale (3024)
Period - From	01/10/2023	to	30/09/2024	Source	Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 PELHAM CRESCENT, WYNDHAM VALE VIC 3024	\$510,000	24/04/2024
3 PELHAM CRESCENT, WYNDHAM VALE VIC 3024	\$520,000	10/10/2024
8 CHELSEA CLOSE, WYNDHAM VALE VIC 3024	\$515,500	04/06/2024

This Statement of Information was prepared on: 23/10/2024