

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

22 Furness Close 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

\$260,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$281,750

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Oct 2018

to

30 Sep 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

34 Principal Drive Wyndham Vale VIC 3024	\$280,000	01-Jun-19
28 Principal Drive Wyndham Vale VIC 3024	\$248,000	06-Jun-19
20 Principal Drive Wyndham Vale VIC 3024	\$280,000	25-May-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: 04 October 2019



**34 Principal Drive Wyndham Vale
VIC 3024**

4 2 2

Sold Price

\$280,000

Sold Date

01-Jun-19

Distance

0.71km

**28 Principal Drive Wyndham Vale
VIC 3024**

3 2 -

Sold Price

\$248,000

Sold Date

06-Jun-19

Distance

0.72km

**20 Principal Drive Wyndham Vale
VIC 3024**

4 2 -

Sold Price

\$280,000

Sold Date

25-May-19

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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