

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

4 GUARDIAN PLACE 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jan 2024

to

31 Dec 2024

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

32 MERMAID CRESCENT WYNDHAM VALE VIC 3024	\$591,000	23-Sep-24
5 WEEDEN DRIVE WERRIBEE VIC 3030	\$590,000	10-Oct-24
148 GREENS ROAD WYNDHAM VALE VIC 3024	\$600,000	11-Dec-24

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: 16 January 2025

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**32 MERMAID CRESCENT
 WYNDHAM VALE VIC 3024**

 4  2  -

Sold Price **\$591,000** Sold Date **23-Sep-24**

Distance **0.46km**



**5 WEEDEN DRIVE WERRIBEE VIC
 3030**

 4  2  2

Sold Price **\$590,000** Sold Date **10-Oct-24**

Distance **1.27km**



**148 GREENS ROAD WYNDHAM
 VALE VIC 3024**

 4  2  2

Sold Price ^{RS} **\$600,000** Sold Date **11-Dec-24**

Distance **1.82km**

RS = Recent sale **UN** = Undisclosed Sale

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