

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

8 PRISTINE DRIVE 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

\$398,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Jun 2022

to

31 May 2023

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

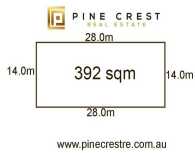
Date of sale

115 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024	\$354,000	11-Apr-23

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: 21 June 2023



**115 BRIGHTVALE BOULEVARD
WYNDHAM VALE VIC 3024**



Sold Price **\$354,000** Sold Date **11-Apr-23**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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