

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

2/3 ROUS STREET 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

\$435,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Jul 2023

to

30 Jun 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

4B ROUS STREET WYNDHAM VALE VIC 3024	\$469,000	28-Jun-24
3/12 CHAPMAN DRIVE WYNDHAM VALE VIC 3024	\$450,000	06-Nov-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: 22 July 2024



4B ROUS STREET WYNDHAM VALE VIC 3024

3 2 -

Sold Price

RS

\$469,000

Sold Date

28-Jun-24

Distance

0.04km



3/12 CHAPMAN DRIVE WYNDHAM VALE VIC 3024

3 2 1

Sold Price

\$450,000

Sold Date

06-Nov-23

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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