

STATEMENT OF INFORMATION

13 ROUS STREET, WYNDHAM VALE, VIC 3024

PREPARED BY CRAIG VILCINS, P DI NATALE REAL ESTATE



P. DI NATALE

WERRIBEE
44 Watton Street Werribee Victoria 3030
E pdnw@pdinatale.com.au F 03 9741 9453

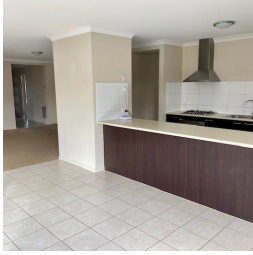
FOOTSCRAY
225 Barkly Street Footscray Victoria 3011
E pdnf@pdinatale.com.au F 03 9687 5320

■ Real Estate Agents ■ Property Managers ■ Body Corporate Managers ■ Auctioneers

PH: 1300 997 553 www.pdinatale.com.au

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 ROUS STREET, WYNDHAM VALE, VIC

4 2 2

Indicative Selling Price

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

Price Range: \$550,000 to \$570,000

Provided by: Craig Vilcins, P Di Natale Real Estate

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$580,000

01 April 2022 to 31 March 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



21 GRIMA CRES, WYNDHAM VALE, VIC 3024

4 2 2

Sale Price

***\$625,000**

Sale Date: 30/03/2023

Distance from Property: 2km



14 QUARTOK AVE, WERRIBEE, VIC 3030

4 2 2

Sale Price

***\$625,000**

Sale Date: 20/03/2023

Distance from Property: 2.1km



445 MCGRATH RD, WYNDHAM VALE, VIC 3024

4 2 2

Sale Price

***\$600,000**

Sale Date: 26/01/2023

Distance from Property: 250m



This report has been compiled on 12/04/2023 by P Di Natale Pty Ltd Werribee. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

13 ROUS STREET, WYNDHAM VALE, VIC 3024

Indicative selling price

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

Price Range:

\$550,000 to \$570,000

Median sale price

Median price

\$580,000

Property type

House

Suburb

WYNDHAM VALE

Period

01 April 2022 to 31 March 2023

Source



Comparable property sales

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

21 GRIMA CRES, WYNDHAM VALE, VIC 3024	*\$625,000	30/03/2023
14 QUARTOK AVE, WERRIBEE, VIC 3030	*\$625,000	20/03/2023
445 MCGRATH RD, WYNDHAM VALE, VIC 3024	*\$600,000	26/01/2023

This Statement of Information was prepared on:

12/04/2023