

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

44 Greengables 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

or range
between

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jan 2019

to

31 Dec 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

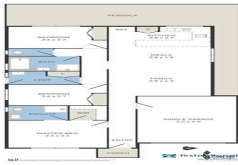
Date of sale

9 Chapman Drive Wyndham Vale VIC 3024	\$445,000	02-Oct-19
9 Castlerock Drive Wyndham Vale VIC 3024	\$450,000	24-Jun-19
12 Birch Court Wyndham Vale VIC 3024	\$485,000	14-Nov-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: 29 January 2020



9 Chapman Drive Wyndham Vale VIC 3024

3 2 1

Sold Price

\$445,000

Sold Date

02-Oct-19

Distance

1.32km



9 Castlerock Drive Wyndham Vale VIC 3024

3 2 2

Sold Price

\$450,000

Sold Date

24-Jun-19

Distance

0.43km



12 Birch Court Wyndham Vale VIC 3024

3 2 2

Sold Price

\$485,000

Sold Date

14-Nov-19

Distance

0.33km



13 Burlington Close Wyndham Vale VIC 3024

2 2 1

Sold Price

\$440,000

Sold Date

17-Nov-19

Distance

0.1km



27 Wentworth Avenue Wyndham Vale VIC 3024

3 2 2

Sold Price

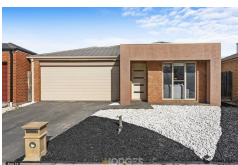
\$420,320

Sold Date

19-Jul-19

Distance

0.61km



28 Wentworth Avenue Wyndham Vale VIC 3024

3 2 2

Sold Price

\$447,000

Sold Date

12-Aug-19

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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46 Wentworth Avenue Wyndham Vale VIC 3024
 3  2  2

Sold Price

\$400,000

Sold Date

15-May-19

Distance

0.73km

18 Narung Way Wyndham Vale VIC 3024
 3  2  1

Sold Price

\$424,000

Sold Date

10-Jul-19

Distance

0.81km

6 Narung Way Wyndham Vale VIC 3024
 3  2  1

Sold Price

\$418,000

Sold Date

11-May-19

Distance

0.82km

30 Narung Way Wyndham Vale VIC 3024
 3  2  2

Sold Price

\$415,000

Sold Date

08-Aug-19

Distance

0.85km

17 Carmichael Drive Wyndham Vale VIC 3024
 3  2  2

Sold Price

\$486,500

Sold Date

03-Sep-19

Distance

0.88km

3 Elmslie Street Wyndham Vale VIC 3024
 3  2  2

Sold Price

\$400,000

Sold Date

23-Jun-19

Distance

0.88km

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UN = Undisclosed Sale

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6 Global Way Wyndham Vale VIC 3024

 3  2  2

Sold Price

\$450,000

Sold Date

30-Jul-19

Distance

0.96km



13 Ducane Street Wyndham Vale VIC 3024

 3  2  2

Sold Price

\$475,000

Sold Date

07-Sep-19

Distance

1.06km

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UN = Undisclosed Sale

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