

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 38 Lady Penrhyn Drive, Wyndham Vale Vic 3024

Indicative selling price

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

\$620,000

&

\$650,000

Median sale price

Median price \$505,000

Property type House

Suburb Wyndham Vale

Period - From 01/11/2020

to

31/10/2021

Source Corelogic

Comparable property sales

A* 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
1 6 Flinders Cr WYNDHAM VALE 3024	\$650,000	02/10/2021
2 754 Armstrong Rd MANOR LAKES 3024	\$650,000	17/08/2021
3 15 Quartok Ave WERRIBEE 3030	\$631,000	21/10/2021

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 six months.~~

This Statement of Information was prepared on: 11/11/2021 10:21