

## 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

36 SERAPHINA DRIVE WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$574,695

&

\$702,405

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Mar 2022

to

28 Feb 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

12 ESHAL CRESCENT WYNDHAM VALE VIC 3024	\$665,000	28-Nov-22
19 ESHAL CRESCENT WYNDHAM VALE VIC 3024	\$653,000	06-Jan-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: 30 March 2023



## 12 ESHAL CRESCENT WYNDHAM VALE VIC 3024

Sold Price **\$665,000** Sold Date **28-Nov-22**

4 2 2

Distance **0.27km**



## 19 ESHAL CRESCENT WYNDHAM VALE VIC 3024

Sold Price **\$653,000** Sold Date **06-Jan-23**

4 2 2

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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