

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

2/333 MCGRATH ROAD 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

\$455,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,250

Property type

House

Suburb

Wyndham Vale

Period-from

01 Aug 2023

to

31 Jul 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

2/124 ROSELLA AVENUE WERRIBEE VIC 3030	\$465,000	04-Jun-24
3 SWARAN WAY WERRIBEE VIC 3030	\$451,000	10-Mar-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: 07 August 2024

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**2/124 ROSELLA AVENUE
WERRIBEE VIC 3030**

 3  1  1

Sold Price

^{RS}

\$465,000

Sold Date

04-Jun-24

Distance

3.53km



**3 SWARAN WAY WERRIBEE VIC
3030**

 3  1  1

Sold Price

\$451,000

Sold Date

10-Mar-23

Distance

3.54km

RS = Recent sale

UN = Undisclosed Sale

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