

## 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

74 STANMORE CRESCENT WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$469,000

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Nov 2023

to

31 Oct 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

12 WEIGHBRIDGE AVENUE WYNDHAM VALE VIC 3024	\$730,000	03-Sep-24
4 STANMORE CRESCENT WYNDHAM VALE VIC 3024	\$725,000	12-Aug-24
15 BOULDERWOOD WAY WYNDHAM VALE VIC 3024	\$707,000	16-May-24

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: 11 November 2024

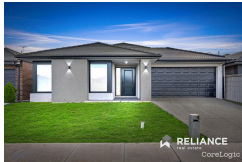


**12 WEIGHBRIDGE AVENUE  
WYNDHAM VALE VIC 3024**

4 2 2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **03-Sep-24**

Distance **0.35km**

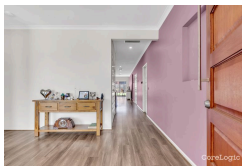


**4 STANMORE CRESCENT  
WYNDHAM VALE VIC 3024**

4 2 -

Sold Price <sup>RS</sup> **\$725,000** Sold Date **12-Aug-24**

Distance **0.55km**



**15 BOULDERWOOD WAY  
WYNDHAM VALE VIC 3024**

4 2 2

Sold Price **\$707,000** Sold Date **16-May-24**

Distance **2.31km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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