

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

3 THORNTON GROVE 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

\$450,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

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

6 GALLINA STREET WYNDHAM VALE VIC 3024	\$480,000	24-Oct-22
74 PASCOLO WAY WYNDHAM VALE VIC 3024	\$440,000	20-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: 09 March 2023



**6 GALLINA STREET WYNDHAM
VALE VIC 3024**

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Sold Price **\$480,000** Sold Date **24-Oct-22**

Distance **0.79km**



**74 PASCOLE WAY WYNDHAM
VALE VIC 3024**

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Sold Price **\$440,000** Sold Date **20-Jan-23**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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