

## 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

12 YANDO PLACE 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jan 2023

to

31 Dec 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

23 OXFORD WAY WYNDHAM VALE VIC 3024

\$567,000

26-Aug-23

71 HONOUR AVENUE WYNDHAM VALE VIC 3024

\$580,000

12-Aug-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: 11 January 2024

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

M 0417 418 117

E mahesh.krishna@eview.com.au



## 23 OXFORD WAY WYNDHAM VALE VIC 3024

4 2 4

Sold Price **\$567,000** Sold Date **26-Aug-23**

Distance **0.28km**



## 71 HONOUR AVENUE WYNDHAM VALE VIC 3024

5 2 4

Sold Price **\$580,000** Sold Date **12-Aug-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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