

## 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

38 WELCOME PARADE 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

\$490,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,555

Property type

House

Suburb

Wyndham Vale

Period-from

01 Feb 2023

to

31 Jan 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

22 FRAGRANCE TERRACE MANOR LAKES VIC 3024	\$510,000	19-Sep-23
62 BURSA DRIVE WYNDHAM VALE VIC 3024	\$490,000	11-Aug-23
74 BURSA DRIVE WYNDHAM VALE VIC 3024	\$490,000	01-Jun-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: 08 February 2024



## 22 FRAGRANCE TERRACE MANOR LAKES VIC 3024

Sold Price

**\$510,000**

Sold Date

**19-Sep-23**

3

2

2

Distance

**1.08km**



## 62 BURSA DRIVE WYNDHAM VALE VIC 3024

Sold Price

**\$490,000**

Sold Date

**11-Aug-23**

3

2

2

Distance

**2.43km**



## 74 BURSA DRIVE WYNDHAM VALE VIC 3024

Sold Price

Sold Date

**01-Jun-23**

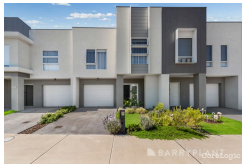
3

2

2

Distance

**2.47km**



## 52 PRINCIPAL DRIVE WYNDHAM VALE VIC 3024

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**13-Dec-23**

3

2

1

Distance

**2.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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