

## 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 TURRET STREET 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jan 2024

to

31 Dec 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

3 WEIGHBRIDGE AVENUE WYNDHAM VALE VIC 3024	\$540,000	03-Aug-24
75 MILLBROOK DRIVE WYNDHAM VALE VIC 3024	\$510,000	10-Aug-24
9 APORUM AVENUE WYNDHAM VALE VIC 3024	\$540,888	14-Aug-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: 31 January 2025



**3 WEIGHBRIDGE AVENUE  
WYNDHAM VALE VIC 3024**

 4  2  -

Sold Price **\$540,000** Sold Date **03-Aug-24**

Distance **1.18km**



**75 MILLBROOK DRIVE WYNDHAM  
VALE VIC 3024**

 3  2  2

Sold Price **\$510,000** Sold Date **10-Aug-24**

Distance **1.12km**



**9 APORUM AVENUE WYNDHAM  
VALE VIC 3024**

 3  2  2

Sold Price **\$540,888** Sold Date **14-Aug-24**

Distance **1.87km**

RS = Recent sale      UN = Undisclosed Sale

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