

## 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

11 ARIANNA STREET 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

\$775,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Mar 2023

to

29 Feb 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

4 PRINCIPAL DRIVE WYNDHAM VALE VIC 3024	\$805,000	19-Oct-23
13 VIVERO ROAD WYNDHAM VALE VIC 3024	\$742,000	10-Oct-23
58 BOXER DRIVE WYNDHAM VALE VIC 3024	\$735,000	24-Oct-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: 20 March 2024



## 4 PRINCIPAL DRIVE WYNDHAM VALE VIC 3024

4 3 2

Sold Price **\$805,000** Sold Date **19-Oct-23**

Distance **1.17km**



## 13 VIVERO ROAD WYNDHAM VALE VIC 3024

4 2 -

Sold Price **\$742,000** Sold Date **10-Oct-23**

Distance **0.54km**



## 58 BOXER DRIVE WYNDHAM VALE VIC 3024

4 3 -

Sold Price **\$735,000** Sold Date **24-Oct-23**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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