

## 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

187 BALLAN ROAD 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,800

Property type

House

Suburb

Wyndham Vale

Period-from

01 Feb 2022

to

31 Jan 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 BROMLEY STREET WYNDHAM VALE VIC 3024	\$460,000	28-Apr-22
331 MCGRATH ROAD WYNDHAM VALE VIC 3024	\$450,000	28-Aug-21
13 GREENS ROAD WYNDHAM VALE VIC 3024	\$440,000	26-Apr-22

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: 14 February 2023



**6 BROMLEY STREET WYNDHAM  
VALE VIC 3024**

 3  1  1

Sold Price

**\$460,000**

Sold Date

**28-Apr-22**

Distance

**0.22km**



**331 MCGRATH ROAD WYNDHAM  
VALE VIC 3024**

 3  1  1

Sold Price

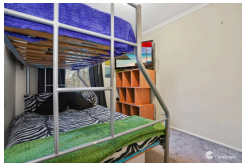
**\$450,000**

Sold Date

**28-Aug-21**

Distance

**0.35km**



**13 GREENS ROAD WYNDHAM  
VALE VIC 3024**

 2  1  2

Sold Price

**\$440,000**

Sold Date

**26-Apr-22**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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