

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

6 ELMSLIE STREET WYNDHAM VALE VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2022

to

30 Jun 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

3 TOWNSEND STREET WYNDHAM VALE VIC 3024	\$715,000	24-Mar-23
13 GARVAN STREET WYNDHAM VALE VIC 3024	\$725,000	01-May-22
15 BURCHELLI WAY WYNDHAM VALE VIC 3024	\$710,000	24-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: 12 July 2023


**3 TOWNSEND STREET WYNDHAM
VALE VIC 3024**

Sold Price

\$715,000

Sold Date

24-Mar-23


4



2



2

Distance

0.48km

**13 GARVAN STREET WYNDHAM
VALE VIC 3024**

Sold Price

\$725,000

Sold Date

01-May-22


4



2



2

Distance

0.75km

**15 BURCHELLI WAY WYNDHAM
VALE VIC 3024**

Sold Price

\$710,000

Sold Date

24-Apr-22


4



2



2

Distance

0.62km
RS = Recent sale

UN = Undisclosed Sale

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