

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

325 KROHN WALK 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$294,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Aug 2021

to

31 Jul 2022

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

8 KROHN WALK WYNDHAM VALE VIC 3024	\$200,000	22-Apr-22
46 CAVALIER STREET WYNDHAM VALE VIC 3024	\$236,000	25-Jul-22
5 VIVERO ROAD WYNDHAM VALE VIC 3024	\$265,000	21-May-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: 30 August 2022



8 KROHN WALK WYNDHAM VALE VIC 3024

Sold Price

\$200,000

Sold Date

22-Apr-22

3

2

-

Distance

0.01km

46 CAVALIER STREET WYNDHAM VALE VIC 3024

Sold Price

^{RS} **\$236,000**

Sold Date

25-Jul-22

-

-

-

Distance

0.63km



5 VIVERO ROAD WYNDHAM VALE VIC 3024

Sold Price

\$265,000

Sold Date

21-May-22

-

-

-

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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