



A CUT ABOVE THE REST

## STATEMENT OF INFORMATION

38 MARYBOROUGH DRIVE, WYNDHAM VALE, VIC 3024

PREPARED BY ALOK TULI, 361 DEGREES REAL ESTATE, PHONE: 0450953361

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

38 MARYBOROUGH DRIVE, 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)

Price Range:

\$420,000 to \$440,000

### Median sale price

Median price

\$287,500

Property type

Vacant Land

Suburb

WYNDHAM VALE

Period

01 July 2022 to 31 December 2022

Source

  
pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

|                                         |            |            |
|-----------------------------------------|------------|------------|
| 74 PASCOLO WAY, WYNDHAM VALE, VIC 3024  | *\$440,000 | 21/01/2023 |
| 114 WELCOME PDE, WYNDHAM VALE, VIC 3024 | \$399,000  | 28/11/2022 |
| 6 GALLINA ST, WYNDHAM VALE, VIC 3024    | \$480,000  | 24/10/2022 |

This Statement of Information was prepared

31/01/2023