

## 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

15A SOMERDALE AVENUE WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$549,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,250

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2023

to

30 Jun 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

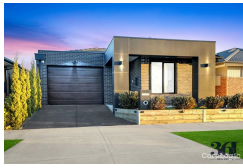
Date of sale

17 IMPLEXA DRIVE TARNEIT VIC 3029	\$565,000	14-Jun-24
27 KOMODO DRIVE TARNEIT VIC 3029	\$565,000	26-Feb-24
23 ALISTER GROVE TARNEIT VIC 3029	\$580,000	24-Jun-24

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: 19 July 2024



**17 IMPLEXA DRIVE TARNEIT VIC  
3029**

 3  2  1

Sold Price

<sup>RS</sup>

**\$565,000**

Sold Date

**14-Jun-24**

Distance

**2.68km**



**27 KOMODO DRIVE TARNEIT VIC  
3029**

 3  2  1

Sold Price

**\$565,000**

Sold Date

**26-Feb-24**

Distance

**2.8km**



**23 ALISTER GROVE TARNEIT VIC  
3029**

 3  2  1

Sold Price

<sup>RS</sup>

**\$580,000**

Sold Date

**24-Jun-24**

Distance

**3.14km**

RS = Recent sale

UN = Undisclosed Sale

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