

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 5618 - Landshaw Road, Wyndham Vale, 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 340,000

or range between

&

Median sale price

Median price \$ 305,000

Property type

Vacant Land

Suburb

Wyndham Vale

Period - From

1/10/2023

to

31/12/2023

Source

Oliver Hume

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
1 Lot 1311 - Candelo Way, Tarneit, 3029	\$ 329,900	13/03/2024
2 Lot 834 - Honeydew Drive, Tarneit, 3029	\$ 313,900	27/11/2023
3 Lot 838 - Honeydew Drive, Tarneit, 3029	\$ 313,900	26/11/2023

This Statement of Information was prepared on:

04 Apr 2024