

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

15 ARCHER ROAD 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

\$659,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Jan 2023

to

31 Dec 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

16 LAKEFIELD WAY WYNDHAM VALE VIC 3024	\$690,000	10-Jan-23
14 ALLSPICE STREET MANOR LAKES VIC 3024	\$680,500	30-May-23
17 SWISS WAY MANOR LAKES VIC 3024	\$665,000	14-Sep-23

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: 11 January 2024


16 LAKEFIELD WAY WYNDHAM VALE VIC 3024

 4
  2
  2

Sold Price

\$690,000

Sold Date

10-Jan-23

Distance

1.29km

14 ALLSPICE STREET MANOR LAKES VIC 3024

 4
  2
  2

Sold Price

\$680,500

Sold Date

30-May-23

Distance

0.35km

17 SWISS WAY MANOR LAKES VIC 3024

 4
  2
  2

Sold Price

\$665,000

Sold Date

14-Sep-23

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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