

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

5 Clover Lane 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Oct 2020

to

30 Sep 2021

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

5 Wiltshire Place Wyndham Vale VIC 3024	\$446,000	31-Jul-21
14 Brighton Avenue Wyndham Vale VIC 3024	\$441,000	08-Aug-21
2/9 Eliza Grove Wyndham Vale VIC 3024	\$461,000	01-Sep-21

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: 20 October 2021

LAWSON Wyndham

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5 Wiltshire Place Wyndham Vale VIC 3024

 3  1  1

Sold Price **\$446,000** Sold Date **31-Jul-21**

Distance **0.13km**



14 Brighton Avenue Wyndham Vale VIC 3024

 3  1  1

Sold Price **\$441,000** Sold Date **08-Aug-21**

Distance **0.42km**



2/9 Eliza Grove Wyndham Vale VIC 3024

 1  2  1

Sold Price **\$461,000** Sold Date **01-Sep-21**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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