

## 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

90 FEATHERTOP 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2023

to

29 Feb 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

1 ELMSLIE STREET WYNDHAM VALE VIC 3024	\$550,000	05-Feb-24
19 ORANA STREET WYNDHAM VALE VIC 3024	\$575,000	22-Sep-23
59 RIBBLESDALE AVENUE WYNDHAM VALE VIC 3024	\$587,000	15-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: 15 March 2024



# MONARCH REALTY

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## 1 ELSLIE STREET WYNDHAM VALE VIC 3024

3 2 2

Sold Price

**\$550,000**

Sold Date **05-Feb-24**

Distance

**0.18km**



## 19 ORANA STREET WYNDHAM VALE VIC 3024

4 2 2

Sold Price

**\$575,000**

Sold Date **22-Sep-23**

Distance

**0.2km**



## 59 RIBBLESDALE AVENUE WYNDHAM VALE VIC 3024

4 2 2

Sold Price

**\$587,000**

Sold Date **15-Sep-23**

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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