

# 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 150 Black Forest Road, 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)

Price Range \$470,000 & \$510,000

### Median sale price

Median price \$571,555 Property Type House Suburb Wyndham Vale (3024)  
Period - From 01/02/2023 to 31/01/2024 Source Corelogic

### Comparable property sales

A 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
26 CLITHEROE DRIVE, WYNDHAM VALE VIC 3024	\$482,000	04/10/2023
55 BROUGHAM AVENUE, WYNDHAM VALE VIC 3024	\$510,000	14/11/2023
204 BLACK FOREST ROAD, WYNDHAM VALE VIC 3024	\$610,000	31/08/2023

This Statement of Information was prepared on: 02/04/2024