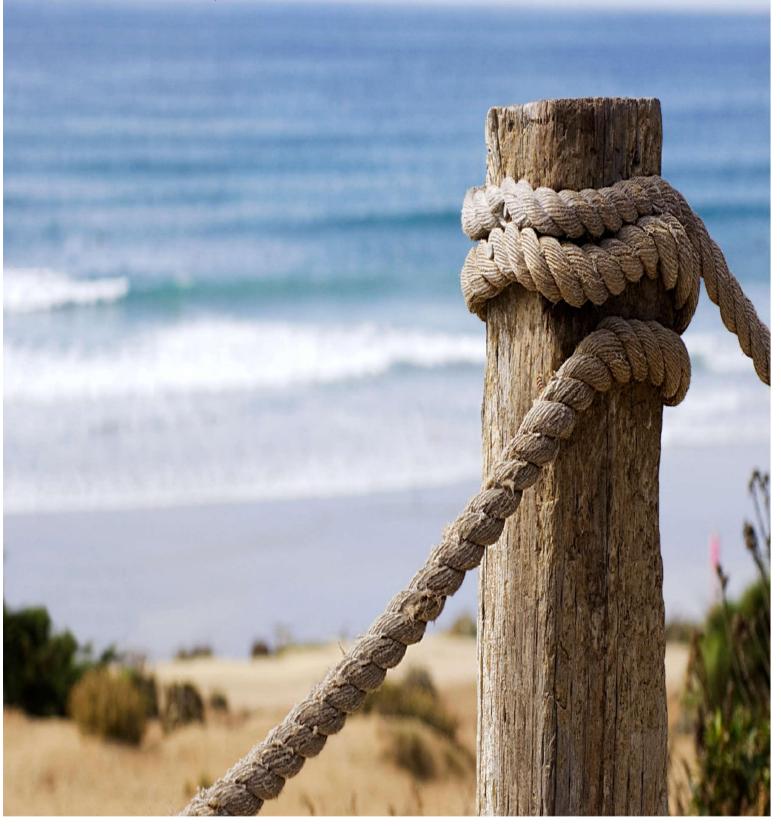
STATEMENT OF INFORMATION

22 BROUGHAM AVENUE, WYNDHAM VALE, VIC 3024

PREPARED BY NITESH SETIA, BUY SELL RENT PROPERTY GROUP







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 BROUGHAM AVENUE, WYNDHAM







Indicative Selling Price

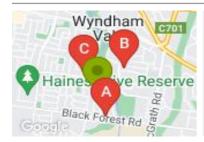
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$560,000 to \$590,000

Provided by: Nitesh Setia, Buy Sell Rent Property Group

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$590,000

01 April 2023 to 31 March 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



150 BLACK FOREST RD, WYNDHAM VALE, VIC 🚊 3 🕒 1







Sale Price

Price Withheld

Sale Date: 31/05/2024

Distance from Property: 323m





3 INTERVALE DR, WYNDHAM VALE, VIC 3024







Sale Price

***\$570,000**

Sale Date: 23/05/2024

Distance from Property: 523m





43 MOUNT EAGLE WAY, WYNDHAM VALE, VIC 📇 3 🕒 1







Sale Price

Price Withheld

Sale Date: 17/05/2024

Distance from Property: 363m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

22 BROUGHAM AVENUE, WYNDHAM VALE, VIC 3024

Indicative selling price

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

Price Range: \$560,000 to \$590,000

Median sale price

Median price	\$590,000	Property type	House	Suburb	WYNDHAM VALE
Period	01 April 2023 to 31 Ma	rch 2024	Source	P	ricefinder

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
150 BLACK FOREST RD, WYNDHAM VALE, VIC 3024	Price Withheld	31/05/2024
3 INTERVALE DR, WYNDHAM VALE, VIC 3024	*\$570,000	23/05/2024
43 MOUNT EAGLE WAY, WYNDHAM VALE, VIC 3024	Price Withheld	17/05/2024

This Statement of Information was prepared on:

06/06/2024

