

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

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			Sections 47AF	of the <i>Esta</i>	te Agents Act 198
Property offered fo	r sale				
Address Including suburb and postcode	Lot 219 Tara Crescent, Wyndham Vale VIC 3024				
Indicative selling p	rice				
For the meaning of this p	rice see consumer.vi	c.gov.au/underquoti	ng (*Delete single բ	orice or range a	s applicable)
Single price		or range between	\$395,000	&	\$430,000
Median sale price					
(*Delete house or unit as	applicable)				
Median price	\$292,500	*House *La	and X Sub	ourb Wyndham	n Vale
Period - From	01 Nov 2023 to	31 Oct 2024	Source CORI	E LOGIC	
Comparable proper	ty sales				
B* The estate agenthe last 6 month		e been less than 3 co	omparable propertion	es sold within 2k	km of this property over
Property data source: Co	relogic.com.au. Gene	erated on 31 st Janu	ary 2025.		