

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 5616 - Landshaw Road, Wyndham Vale, 3024
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 370,000 or range between &

### Median sale price

Median price \$ 305,000 Property type Vacant Land Suburb Wyndham Vale

Period - From 1/10/2023 to 31/12/2023 Source Oliver Hume

### 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
1 Lot 7003 - Plaistow Road, Wyndham Vale, 3024	\$ 368,000	15/03/2024
2 Lot 1581 - Pedra Avenue, Tarneit, 3029	\$ 375,900	14/11/2023
3 Lot 1580 - Pedra Avenue, Tarneit, 3029	\$ 375,900	10/10/2023

This Statement of Information was prepared on: 04 Apr 2024