

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

3 GLEE STREET WYNDHAM VALE VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Dec 2023

to

30 Nov 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

5 GANTS PATH WYNDHAM VALE VIC 3024	\$500,000	10-Sep-24
75 MILLBROOK DRIVE WYNDHAM VALE VIC 3024	\$510,000	10-Aug-24
20 FRAGRANCE TERRACE MANOR LAKES VIC 3024	\$525,000	03-Sep-24

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: 10 December 2024



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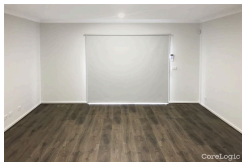


**5 GANTS PATH WYNDHAM VALE
VIC 3024**

3 2 2

Sold Price **\$500,000** Sold Date **10-Sep-24**

Distance **0.47km**



**75 MILLBROOK DRIVE WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price **\$510,000** Sold Date **10-Aug-24**

Distance **0.33km**



**20 FRAGRANCE TERRACE MANOR
LAKES VIC 3024**

3 2 2

Sold Price **\$525,000** Sold Date **03-Sep-24**

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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