

## 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

13 FRITELLI CIRCUIT WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$439,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$292,500

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Nov 2023

to

31 Oct 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

8 VERMONT ROAD WYNDHAM VALE VIC 3024	\$475,000	23-Jul-24
5 FITZROVIA DRIVE WYNDHAM VALE VIC 3024	\$500,000	06-Jun-24
89 STANMORE CRESCENT WYNDHAM VALE VIC 3024	\$490,000	27-May-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: 25 November 2024

# AREA SPECIALIST

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## 8 VERMONT ROAD WYNDHAM VALE VIC 3024

3 2 1

Sold Price **\$475,000** Sold Date **23-Jul-24**

Distance **1.34km**



## 5 FITZROVIA DRIVE WYNDHAM VALE VIC 3024

3 2 1

Sold Price **\$500,000** Sold Date **06-Jun-24**

Distance **1.53km**



## 89 STANMORE CRESCENT WYNDHAM VALE VIC 3024

3 2 1

Sold Price **\$490,000** Sold Date **27-May-24**

Distance **1.63km**

RS = Recent sale      UN = Undisclosed Sale

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