

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

6 MONDEGREEN CLOSE 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

\$335,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

LOT 347 JUMP STREET MANOR LAKES VIC 3024	\$319,000	22-Jul-24
263 MARACANA AVENUE MANOR LAKES VIC 3024	\$352,000	11-Jul-24

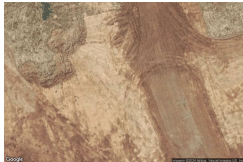
OR

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: 13 November 2024

**LOT 347 JUMP STREET MANOR
LAKES VIC 3024**

- - -

Sold Price **\$319,000** Sold Date **22-Jul-24**Distance **1.63km****263 MARACANA AVENUE MANOR
LAKES VIC 3024**

- - -

Sold Price **\$352,000** Sold Date **11-Jul-24**Distance **1.47km**

RS = Recent sale UN = Undisclosed Sale

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