

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

1/14 Yaltara Drive 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,000

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/30 Edgar Street Werribee VIC 3030	\$379,000	22-Apr-21
1/24 Brimpton Grove Wyndham Vale VIC 3024	\$390,000	19-Jun-21
1/52 Iluka Drive Werribee VIC 3030	\$400,000	05-Aug-21

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: 20 October 2021



2/30 Edgar Street Werribee VIC 3030

3 1 1

Sold Price

\$379,000

Sold Date

22-Apr-21

Distance

1.71km



1/24 Brimpton Grove Wyndham Vale VIC 3024

3 1 2

Sold Price

\$390,000

Sold Date

19-Jun-21

Distance

1.26km



1/52 Iluka Drive Werribee VIC 3030

3 1 1

Sold Price

\$400,000

Sold Date

05-Aug-21

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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