

## 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

11 PLUMSTEAD STREET, WYNDHAM VALE VIC 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) (\*Delete single price or range as applicable)

Single price  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb   
Period - From  to  Source

### Comparable property sales

**A\*** 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. 12 WEIGHBRIDGE AVENUE, WYNDHAM VALE VIC 3024	\$730,000	03-Sep- 24
2. 97 SPEARMINT BOULEVARD, MANOR LAKES VIC 3024	\$723,000	25 –Oct - 24
3. 16 CHERRYWOOD AVENUE, MANOR LAKES VIC 3024	\$730,000	01 – Nov - 24

**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 six months.

Property data source: Corelogic.com.au. Generated on 20/01/2025