

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 CLOUDBURST AVENUE 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Feb 2024

to

31 Jan 2025

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

21 WOOLSPINNER CRESCENT WYNDHAM VALE VIC 3024	\$795,000	21-Aug-24
191 MANOR LAKES BOULEVARD MANOR LAKES VIC 3024	\$882,000	06-Apr-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: 03 February 2025



**21 WOOLSPINNER CRESCENT
WYNDHAM VALE VIC 3024**

5 3 2

Sold Price **\$795,000** Sold Date **21-Aug-24**

Distance **0.7km**



**191 MANOR LAKES BOULEVARD
MANOR LAKES VIC 3024**

5 3 2

Sold Price **\$882,000** Sold Date **06-Apr-24**

Distance **2.08km**

RS = Recent sale

UN = Undisclosed Sale

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