

## 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

46 CLOUDBURST AVENUE WYNDHAM VALE VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$729,000

&

\$779,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2023

to

30 Jun 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 121 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024 | \$700,000 | 01-Feb-24 |
| 37 BURSA DRIVE WYNDHAM VALE VIC 3024           | \$755,000 | 16-Apr-24 |
| 138 BRIGHTVALE BOULEVARD WYNDHAM VALE VIC 3024 | \$775,000 | 29-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: 01 July 2024



**121 BRIGHTVALE BOULEVARD  
WYNDHAM VALE VIC 3024**

 4  2  2

Sold Price

**\$700,000**

Sold Date

**01-Feb-24**

Distance

**0.52km**



**37 BURSA DRIVE WYNDHAM VALE  
VIC 3024**

 4  2  2

Sold Price

**\$755,000**

Sold Date

**16-Apr-24**

Distance

**0.51km**



**138 BRIGHTVALE BOULEVARD  
WYNDHAM VALE VIC 3024**

 4  2  2

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date

**29-Apr-24**

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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