

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

14 Spot 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

\$260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$278,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Jan 2019

to

31 Dec 2019

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

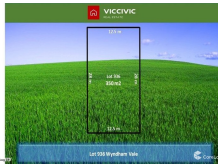
Date of sale

15 Boxer Drive Wyndham Vale VIC 3024	\$265,000	11-Oct-19
6 Junonia Way Wyndham Vale VIC 3024	\$230,000	21-Aug-19
15 Calico Court Wyndham Vale VIC 3024	\$258,000	24-Jul-19

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: 14 January 2020



15 Boxer Drive Wyndham Vale VIC 3024

Sold Price

\$265,000

Sold Date

11-Oct-19

 4  2  -

Distance

0.06km



6 Junonia Way Wyndham Vale VIC 3024

Sold Price

\$230,000

Sold Date

21-Aug-19

 4  2  -

Distance

0.3km



15 Calico Court Wyndham Vale VIC 3024

Sold Price

\$258,000

Sold Date

24-Jul-19

 4  2  -

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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