

## 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

70 STREAM ROAD 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1 JUNONIA WAY WYNDHAM VALE VIC 3024     | \$690,000 | 20-Apr-23 |
| 9 CALICO COURT WYNDHAM VALE VIC 3024    | \$700,000 | 14-Feb-23 |
| 14 ALLSPICE STREET MANOR LAKES VIC 3024 | \$680,500 | 30-May-23 |

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.~~

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**1 JUNONIA WAY WYNDHAM VALE VIC 3024** Sold Price **\$690,000** Sold Date **20-Apr-23**

4 2 -

Distance **0.54km**



**9 CALICO COURT WYNDHAM VALE VIC 3024** Sold Price **\$700,000** Sold Date **14-Feb-23**

4 2 2

Distance **0.56km**



**14 ALLSPICE STREET MANOR LAKES VIC 3024** Sold Price **\$680,500** Sold Date **30-May-23**

4 2 2

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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