

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

7 Lansell Road, Wyndham Vale Vic 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

or range
between

\$450,000

\$480,000

Median sale price

Median price

\$553,276

Property Type

House

Suburb

Wyndham Vale

Period - From

01/07/2021

to

30/06/2022

Source

REIV

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 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	18 Cascade Dr WYNDHAM VALE 3024	\$567,000	22/03/2022
2	16 Mount Eagle Way WYNDHAM VALE 3024	\$560,000	24/02/2022
3	3 Byron Ct WYNDHAM VALE 3024	\$525,000	28/04/2022

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 six months.~~

This Statement of Information was prepared on:

09/08/2022 16:54

7 Lansell Road, Wyndham Vale Vic 3024



Property Type:
Agent Comments

Indicative Selling Price

\$450,000 - \$480,000

Median House Price

Year ending June 2022: \$553,276

Comparable Properties



18 Cascade Dr WYNDHAM VALE 3024 (VG)

Agent Comments



Price: \$567,000

Method: Sale

Date: 22/03/2022

Property Type: House (Res)

Land Size: 560 sqm approx



16 Mount Eagle Way WYNDHAM VALE 3024 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 24/02/2022

Property Type: House

Land Size: 558 sqm approx



3 Byron Ct WYNDHAM VALE 3024 (VG)

Agent Comments



Price: \$525,000

Method: Sale

Date: 28/04/2022

Property Type: House (Res)

Land Size: 400 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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