

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

8 SUNRISE PLACE 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

\$515,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,250

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

3 INTERVALE DRIVE WYNDHAM VALE VIC 3024	\$570,000	09-May-24
12 YANDO PLACE WYNDHAM VALE VIC 3024	\$555,000	23-Jan-24
6 GRACE CLOSE WYNDHAM VALE VIC 3024	\$570,000	10-May-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.~~

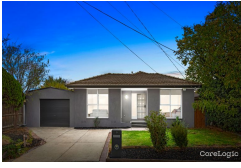
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Taney Jain

P 0433 465 431

M 0433 465 431

E taneyjain@mcgrath.com.au



3 INTERVALE DRIVE WYNDHAM VALE VIC 3024

3 2 1

Sold Price **\$570,000** Sold Date **09-May-24**

Distance **0.3km**



12 YANDO PLACE WYNDHAM VALE VIC 3024

3 1 1

Sold Price **\$555,000** Sold Date **23-Jan-24**

Distance **0.66km**



6 GRACE CLOSE WYNDHAM VALE VIC 3024

3 2 2

Sold Price **\$570,000** Sold Date **10-May-24**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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