

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

3 CREEKVIEW WAY 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

\$475,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Dec 2023

to

30 Nov 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 PELHAM CRESCENT WYNDHAM VALE VIC 3024	\$520,000	10-Oct-24
8 CHELSEA CLOSE WYNDHAM VALE VIC 3024	\$515,500	04-Jun-24
42 PELHAM CRESCENT WYNDHAM VALE VIC 3024	-	15-Nov-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: 02 December 2024

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3 PELHAM CRESCENT WYNDHAM VALE VIC 3024

3 1 1

Sold Price

\$520,000

Sold Date

10-Oct-24

Distance

0.24km



8 CHELSEA CLOSE WYNDHAM VALE VIC 3024

3 1 1

Sold Price

\$515,500

Sold Date

04-Jun-24

Distance

0.33km



42 PELHAM CRESCENT WYNDHAM VALE VIC 3024

3 1 1

Sold Price

RS UN

Sold Date

15-Nov-24

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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