

## 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

6 ENDEAVOUR WAY 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$294,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Apr 2022

to

31 Mar 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 7 ENDEAVOUR WAY WYNDHAM VALE VIC 3024  | \$535,000 | 28-Jan-23 |
| 25 ENDEAVOUR WAY WYNDHAM VALE VIC 3024 | \$498,000 | 17-Feb-22 |
| 5 PENOLE WAY WYNDHAM VALE VIC 3024     | \$550,000 | 11-Oct-22 |

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: 19 April 2023



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**7 ENDEAVOUR WAY WYNDHAM  
VALE VIC 3024**

3 1 2

Sold Price **\$535,000** Sold Date **28-Jan-23**

Distance **0.05km**



**25 ENDEAVOUR WAY WYNDHAM  
VALE VIC 3024**

3 1 -

Sold Price **\$498,000** Sold Date **17-Feb-22**

Distance **0.15km**



**5 PENOLE WAY WYNDHAM VALE  
VIC 3024**

3 1 4

Sold Price **\$550,000** Sold Date **11-Oct-22**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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