

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

109 Honour Avenue, Wyndham Vale Vic 3024

Indicative selling price

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

Single Price

\$460,000

Median sale price

Median price

\$570,000

Property Type

House

Suburb

Wyndham Vale

Period - From

01/04/2024

to

30/06/2024

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	208 Mcgrath Rd WYNDHAM VALE 3024	\$510,000	03/08/2024
2	14 Earling CI WYNDHAM VALE 3024	\$535,500	07/05/2024
3	11 Honour Av WYNDHAM VALE 3024	\$520,000	30/04/2024

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:

2 December 2024

109 Honour Avenue, Wyndham Vale Vic 3024

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 3  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 561 sqm approx
Agent Comments

Indicative Selling Price

\$460,000

Median House Price

June quarter 2024: \$570,000

Comparable Properties



208 Mcgrath Rd WYNDHAM VALE 3024 (REI) **Agent Comments**

 3  2  3

Price: \$510,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 542 sqm approx



14 Earling CI WYNDHAM VALE 3024 (REI/VG) **Agent Comments**

 3  1  2

Price: \$535,500
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 563 sqm approx



11 Honour Av WYNDHAM VALE 3024 (REI/VG) **Agent Comments**

 3  1  4

Price: \$520,000
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 587 sqm approx

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



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