

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

2 KROHN WALK 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

\$529,030

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Aug 2021

to

31 Jul 2022

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

13 DAVIDSON STREET WYNDHAM VALE VIC 3024	\$598,980	15-Apr-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: 31 August 2022

**13 DAVIDSON STREET WYNDHAM
VALE VIC 3024**

Sold Price

\$598,980

Sold Date

15-Apr-22

4



2



2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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