

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

1 CALICO COURT 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2023

to

29 Feb 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 CORTLAND STREET WYNDHAM VALE VIC 3024	\$560,000	05-Feb-24
14 RATHDOWNE ROAD WERRIBEE VIC 3030	\$562,000	24-Nov-23
14 WALBROOK DRIVE WYNDHAM VALE VIC 3024	\$565,000	10-Oct-23

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: 27 March 2024



3 CORTLAND STREET WYNDHAM VALE VIC 3024

Sold Price

^{RS} \$560,000 Sold Date 05-Feb-24

4 2 2

Distance 1.62km



14 RATHDOWNE ROAD WERRIBEE VIC 3030

Sold Price

^{RS} \$562,000 Sold Date 24-Nov-23

4 2 2

Distance 4.17km



14 WALBROOK DRIVE WYNDHAM VALE VIC 3024

Sold Price

\$565,000 Sold Date 10-Oct-23

4 2 2

Distance 2.88km

RS = Recent sale

UN = Undisclosed Sale

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