

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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jun 2024

to

31 May 2025

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 SPOT AVENUE WYNDHAM VALE VIC 3024	\$563,000	27-Feb-25
29 BASSETT AVENUE WYNDHAM VALE VIC 3024	\$585,000	25-Jan-25
31 BURSA DRIVE WYNDHAM VALE VIC 3024	\$615,000	05-Mar-25

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: 18 June 2025



7 SPOT AVENUE WYNDHAM VALE VIC 3024 Sold Price **\$563,000** Sold Date **27-Feb-25**

4 2 2

Distance **0.36km**



29 BASSETT AVENUE WYNDHAM VALE VIC 3024 Sold Price **\$585,000** Sold Date **25-Jan-25**

4 2 2

Distance **0.46km**



31 BURSA DRIVE WYNDHAM VALE VIC 3024 Sold Price **\$615,000** Sold Date **05-Mar-25**

4 2 2

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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