

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

11 Laurimar Grove 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

\$555,000

&

\$615,000

Median sale price

Median price

\$565,200

Property type

House

Suburb

Wyndham Vale

Period - From

01/05/2024

to

30/04/2025

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 twelve 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. 2 NAMCO WALK, WYNDHAM VALE, VIC 3024	\$616,000	05/02/2025
2. 17 Pinevale Avenue, Wyndham Vale, Vic 3024	\$605,000	07/05/2025
3. 31 Bursa Drive, Wyndham Vale, Vic 3024	\$615,000	05/03/2025

This Statement of Information was prepared on: 19/05/2025