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

13 PINEVALE AVENUE 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	\$610,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$308,000	Prope	erty type	ype Land		Suburb	Wyndham Vale
Period-from	01 May 2024	to	30 Apr 2	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
17 PINEVALE AVENUE WYNDHAM VALE VIC 3024	\$605,000	16-Apr-25
19 PINEVALE AVENUE WYNDHAM VALE VIC 3024	\$610,000	14-Dec-24
61 MICROPORA DRIVE WYNDHAM VALE VIC 3024	\$640,000	15-Nov-24

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: 29 May 2025





SAFWAT ALI M 0422880786 E irealtorestate@gmail.com



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17 PINEVALE AVENUE WYNDHAM Sold Price VALE VIC 3024

⇔ 2

\$605,000 Sold Date 16-Apr-25

Distance

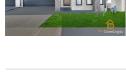
0.02km



19 PINEVALE AVENUE WYNDHAM Sold Price VALE VIC 3024

\$610,000 Sold Date 14-Dec-24

Distance 0.03km



61 MICROPORA DRIVE WYNDHAM Sold Price

\$640,000 Sold Date **15-Nov-24**

Distance

0.1km

VALE VIC 3024

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RS = Recent sale UN = Undisclosed Sale

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