

## 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

16 NAMCO WALK WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$297,450

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Mar 2024

to

28 Feb 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

|  |           |           |
|--|-----------|-----------|
| 19 OTTAWA AVENUE WYNDHAM VALE VIC 3024   | \$632,000 | 18-Dec-24 |
| 19 PINEVALE AVENUE WYNDHAM VALE VIC 3024 | \$610,000 | 14-Dec-24 |
| 39 STREAM ROAD WYNDHAM VALE VIC 3024     | \$627,000 | 04-Dec-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: 03 March 2025



**19 OTTAWA AVENUE WYNDHAM  
VALE VIC 3024**

4 2 2

Sold Price

**\$632,000**

Sold Date

**18-Dec-24**

Distance

**0.44km**



**19 PINEVALE AVENUE WYNDHAM  
VALE VIC 3024**

4 2 2

Sold Price

**\$610,000**

Sold Date

**14-Dec-24**

Distance

**1.1km**



**39 STREAM ROAD WYNDHAM  
VALE VIC 3024**

4 2 2

Sold Price

**\$627,000**

Sold Date

**04-Dec-23**

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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