

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

25 Sonata Street 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

\$459,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Jul 2020

to

30 Jun 2021

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

26 Principal Drive Wyndham Vale VIC 3024	\$470,000	23-Feb-21
37 Brightvale Boulevard Wyndham Vale VIC 3024	\$422,000	18-Mar-21
21 Hound Street Wyndham Vale VIC 3024	\$475,000	28-Apr-21

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.~~

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26 Principal Drive Wyndham Vale VIC 3024

Sold Price

\$470,000

Sold Date

23-Feb-21

 3  2  1

Distance

0.54km



37 Brightvale Boulevard Wyndham Vale VIC 3024

Sold Price

\$422,000

Sold Date

18-Mar-21

 3  2  1

Distance

0.58km



21 Hound Street Wyndham Vale VIC 3024

Sold Price

\$475,000

Sold Date

28-Apr-21

 3  2  2

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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