

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

3 HERIOT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$520,000

*House

x

*Unit

Suburb

WYNDHAM VALE

Period - From

01 Sep 2023

to

31 Aug 2024

Source

Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 8 CHELSEA CLOSE, WYNDHAM VALE VIC 3024	\$515,500	04-Jun -24
2. 23 BROMLEY STREET, WYNDHAM VALE VIC 3024	\$515,000	21 – April- 24
3. 12 SILVER GUM STREET, MANOR LAKES VIC 3024	\$505,000	18 – Mar - 24

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 six months.

Property data source: Corelogic.com.au. Generated on 03/09/2024.