

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

3 NOTTING WALK 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

\$459,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Oct 2023

to

30 Sep 2024

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

13 DALSTON PATH WYNDHAM VALE VIC 3024	\$470,000	16-Apr-24
20 FITZROVIA DRIVE WYNDHAM VALE VIC 3024	\$525,000	30-Sep-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: 07 October 2024



**13 DALSTON PATH WYNDHAM
VALE VIC 3024**

 3  2  2

Sold Price

\$470,000

Sold Date

16-Apr-24

Distance

0.15km



**20 FITZROVIA DRIVE WYNDHAM
VALE VIC 3024**

 4  2  2

Sold Price

^{RS}**\$525,000**

Sold Date

30-Sep-24

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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