

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 TOOHEY 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

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,200

Property type

House

Suburb

Wyndham Vale

Period-from

01 May 2024

to

30 Apr 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

107 VAUGHAN CHASE WYNDHAM VALE VIC 3024	\$640,000	24-Apr-25
10 LABURNUM AVENUE WYNDHAM VALE VIC 3024	\$625,000	26-Mar-25
37 TAWORRI CRESCENT WERRIBEE VIC 3030	\$630,000	03-Mar-25

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: 08 May 2025

Mahesh Krishna

LICENSED ESTATE AGENT

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107 VAUGHAN CHASE WYNDHAM VALE VIC 3024

4 2 2

Sold Price

^{RS}

\$640,000

Sold Date

24-Apr-25

Distance

0.8km



10 LABURNUM AVENUE WYNDHAM VALE VIC 3024

4 2 2

Sold Price

\$625,000

Sold Date

26-Mar-25

Distance

0.95km



37 TAWORRI CRESCENT WERRIBEE VIC 3030

4 2 2

Sold Price

^{RS}

\$630,000

Sold Date

03-Mar-25

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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