

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

4 CHATSWOOD PLACE 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jan 2024

to

31 Dec 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

3 CREEKVIEW WAY WYNDHAM VALE VIC 3024	\$498,000	13-Dec-24
5 CLOVER LANE WYNDHAM VALE VIC 3024	\$490,000	27-Nov-24
42 PELHAM CRESCENT WYNDHAM VALE VIC 3024	\$485,000	15-Nov-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: 15 January 2025

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3 CREEKVIEW WAY WYNDHAM VALE VIC 3024

 3  1  1

Sold Price

^{RS}

\$498,000

Sold Date

13-Dec-24

Distance

0.09km



5 CLOVER LANE WYNDHAM VALE VIC 3024

 3  1  1

Sold Price

\$490,000

Sold Date

27-Nov-24

Distance

0.3km



42 PELHAM CRESCENT WYNDHAM VALE VIC 3024

 3  1  1

Sold Price

^{RS}

\$485,000

Sold Date

15-Nov-24

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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