

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 48 STREAM ROAD, 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 \$2,100,000 & \$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$580,000 *House ☒ *Land ☐ Suburb Wyndham Vale
Period - From Nov 2023 to Dec 2024 Source CORE LOGIC

Comparable property sales

B* The estate agent believes there have been less than 3 comparable properties sold within 2km of this property over the last 6 months.

Property data source: Corelogic.com.au. Generated on 9th December 2024