

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

5/10-16 Nepean Court, Wyndham Vale Vic 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$330,000

Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Wyndham Vale

Period - From

23/05/2024

to

22/05/2025

Source

Property Data

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 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	5/4 Nepean Ct WYNDHAM VALE 3024	\$425,000	31/01/2025
2	13/10-16 Nepean Ct WYNDHAM VALE 3024	\$380,000	07/01/2025
3	13/10 Nepean Ct WYNDHAM VALE 3024	\$380,000	24/12/2024

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 six months.~~

This Statement of Information was prepared on:

23/05/2025 14:29

5/10-16 Nepean Court, Wyndham Vale Vic 3024

Tony Gerace
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Property Type:
Divorce/Estate/Family Transfers
Land Size: 147 sqm approx
Agent Comments

Indicative Selling Price
\$330,000
Median Unit Price
23/05/2024 - 22/05/2025: \$460,000

Comparable Properties



5/4 Nepean Ct WYNDHAM VALE 3024 (VG)

[Agent Comments](#)

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Price: \$425,000
Method: Sale
Date: 31/01/2025
Property Type: Flat/Unit/Apartment (Res)



13/10-16 Nepean Ct WYNDHAM VALE 3024 (REI)

[Agent Comments](#)

2 1 2

Price: \$380,000
Method: Private Sale
Date: 07/01/2025
Property Type: Unit
Land Size: 155 sqm approx



13/10 Nepean Ct WYNDHAM VALE 3024 (VG)

[Agent Comments](#)

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Price: \$380,000
Method: Sale
Date: 24/12/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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