

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 STOCKWELL STREET 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Apr 2024

to

31 Mar 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

101 STANMORE CRESCENT WYNDHAM VALE VIC 3024	\$515,000	11-Mar-25
2 TURRET STREET WYNDHAM VALE VIC 3024	\$520,000	21-Feb-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.

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**101 STANMORE CRESCENT
WYNDHAM VALE VIC 3024**

 3  2  2

Sold Price **\$515,000** Sold Date **11-Mar-25**

Distance **0km**



**2 TURRET STREET WYNDHAM
VALE VIC 3024**

 3  2  2

Sold Price **\$520,000** Sold Date **21-Feb-25**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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