

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

52 MERRICK 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

\$599,000

&

\$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

22 PRISTINE DRIVE WYNDHAM VALE VIC 3024	\$650,000	04-Mar-25
12 DIANCHI DRIVE WYNDHAM VALE VIC 3024	\$611,000	23-Mar-25
46 FEDERAL DRIVE WYNDHAM VALE VIC 3024	-	29-Apr-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: 19 May 2025


22 PRISTINE DRIVE WYNDHAM VALE VIC 3024

4 2 2

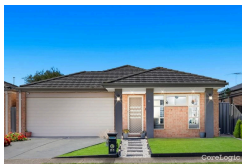
 Sold Price **\$650,000** Sold Date **04-Mar-25**

 Distance **0.29km**

12 DIANCHI DRIVE WYNDHAM VALE VIC 3024

4 2 2

 Sold Price **\$611,000** Sold Date **23-Mar-25**

 Distance **0.34km**

46 FEDERAL DRIVE WYNDHAM VALE VIC 3024

4 2 2

 Sold Price ^{RS} - Sold Date **29-Apr-25**

 Distance **0.9km**

19 OTTAWA AVENUE WYNDHAM VALE VIC 3024

4 2 2

 Sold Price **\$632,000** Sold Date **18-Dec-24**

 Distance **0.69km**

10 EPPING DRIVE WYNDHAM VALE VIC 3024

4 2 2

 Sold Price **\$643,000** Sold Date **03-Feb-25**

 Distance **0.8km**

32 GRIMA CRESCENT WYNDHAM VALE VIC 3024

4 2 2

 Sold Price ^{RS} **\$640,000** Sold Date **05-Apr-25**

 Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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**21 PINEVALE AVENUE WYNDHAM
VALE VIC 3024**

Sold Price

\$630,000

Sold Date

28-Jan-25

4



2



2

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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