

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 STANMORE CRESCENT 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

\$550,000

&

600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$292,500

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Nov 2023

to

31 Oct 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

49 HAWKSTONE ROAD MANOR LAKES VIC 3024	\$500,000	18-Sep-24
17 ARCHER ROAD WYNDHAM VALE VIC 3024	\$630,000	05-Jul-24
4 AVAWARD STREET WYNDHAM VALE VIC 3024	\$586,000	02-Aug-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: 20 November 2024



49 HAWKSTONE ROAD MANOR LAKES VIC 3024

3 2 1

Sold Price ^{RS} \$500,000 Sold Date 18-Sep-24

Distance 1.64km



17 ARCHER ROAD WYNDHAM VALE VIC 3024

4 2 2

Sold Price \$630,000 Sold Date 05-Jul-24

Distance 1.61km



4 AVAWARD STREET WYNDHAM VALE VIC 3024

4 2 2

Sold Price \$586,000 Sold Date 02-Aug-24

Distance 0.69km

RS = Recent sale UN = Undisclosed Sale

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