

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

Lot 5226 - 39 Memory Crescent, Wyndham Vale, 3024

Indicative selling price

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

Single price \$ 218,000 or range between &

Median sale price

Median price \$ 295,500 Property type Vacant Land Suburb Wyndham Vale

Period - From 1/01/2022 to 1/03/2022 Source Corelogic

Comparable property sales

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 Lot 2916 - Mondegreen Close, Wyndham Vale, 3024	\$ 223,000	13/04/2022
2 Lot 5530 - Infuse Road, Wyndham Vale, 3024	\$ 226,000	28/01/2022
3 Lot 5529 - Infuse Road, Wyndham Vale, 3024	\$ 226,000	26/01/2022

This Statement of Information was prepared on: 24 May 2022