



# STATEMENT OF INFORMATION

698 ARMSTRONG ROAD, WYNDHAM VALE, VIC 3024

PREPARED BY LUXURY REAL ESTATE AGENTS







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**698 ARMSTRONG ROAD, WYNDHAM**

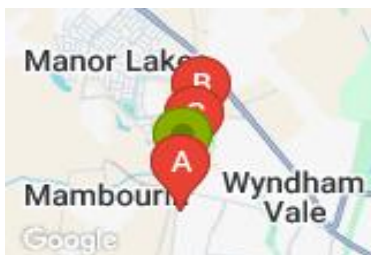
3 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:** **\$550,000 to \$590,000**

## MEDIAN SALE PRICE



**WYNDHAM VALE, VIC, 3024**

**Suburb Median Sale Price (House)**

**\$583,500**

01 April 2024 to 31 March 2025

Provided by:

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**22 CRANWELL WAY, WYNDHAM VALE, VIC**

3 2 2

**Sale Price**

**\$545,000**

Sale Date: 03/04/2025

Distance from Property: 377m



**20 MELLIODORA CRT, MANOR LAKES, VIC**

3 2 1

**Sale Price**

**\$550,000**

Sale Date: 02/04/2025

Distance from Property: 759m



**39 YELLOW GUM WAY, MANOR LAKES, VIC**

4 2 2

**Sale Price**

**\$570,000**

Sale Date: 23/02/2025

Distance from Property: 329m



This report has been compiled on 02/06/2025 by LUXURY REAL ESTATE AGENTS. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

698 ARMSTRONG ROAD, WYNDHAM VALE, VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$550,000 to \$590,000

### Median sale price

Median price

\$583,500

Property type

House

Suburb

WYNDHAM VALE

Period

01 April 2024 to 31 March 2025

Source



### 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 agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

22 CRANWELL WAY, WYNDHAM VALE, VIC 3024	\$545,000	03/04/2025
20 MELLIODORA CRT, MANOR LAKES, VIC 3024	\$550,000	02/04/2025
39 YELLOW GUM WAY, MANOR LAKES, VIC 3024	\$570,000	23/02/2025

This Statement of Information was prepared on:

02/06/2025