## 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

7 MICROPORA DRIVE 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 \$499,000 & \$529,000	Single Price		or range between	\$499,000	&	\$529,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$570,000	Prop	erty type	type House		Suburb	Wyndham Vale
Period-from	01 Oct 2022	to	30 Sep 2	2023	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
12 DROP WALK WYNDHAM VALE VIC 3024	\$470,000	02-Aug-23
74 BURSA DRIVE WYNDHAM VALE VIC 3024	\$490,000	01-Jun-23
88 CONNAUGHT ROAD TARNEIT VIC 3029	\$527,500	12-Aug-23

#### 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 October 2023





Mandeep Tyagi P 03 8400 0008 M 0433 769 496

E mandeep.tyagi@eldersrealestate.com.au



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12 DROP WALK WYNDHAM VALE Sold Price VIC 3024

⇔ 2

RS \$470,000 Sold Date 02-Aug-23

Distance 1.43km



74 BURSA DRIVE WYNDHAM VALE Sold Price VIC 3024

**\$490,000** Sold Date **01-Jun-23** 

Distance 1.51km



88 CONNAUGHT ROAD TARNEIT Sold Price VIC 3029

**\$527,500** Sold Date **12-Aug-23** 

Distance 1.71km

**■** 3 ₾ 2 ⇔ 2

**RS** = Recent sale UN = Undisclosed Sale

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