

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 SPANIEL AVENUE 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

\$730,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2024

to

28 Feb 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

3 HAPPINESS WAY WYNDHAM VALE VIC 3024	\$742,500	23-Dec-24
46 CLOUDBURST AVENUE WYNDHAM VALE VIC 3024	\$732,000	03-Aug-24
33 VIVERO ROAD WYNDHAM VALE VIC 3024	\$750,000	12-Jun-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: 28 March 2025



3 HAPPINESS WAY WYNDHAM VALE VIC 3024

4 2 2

Sold Price **\$742,500** Sold Date **23-Dec-24**

Distance **2.5km**



46 CLOUDBURST AVENUE WYNDHAM VALE VIC 3024

4 2 2

Sold Price **\$732,000** Sold Date **03-Aug-24**

Distance **0.31km**



33 VIVERO ROAD WYNDHAM VALE VIC 3024

4 2 -

Sold Price **\$750,000** Sold Date **12-Jun-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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