

## 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 7008 - 39 Memory Crescent,, Wyndham Vale, 3024

### Indicative selling price

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

Single price \$ 378,000 or range between &

### Median sale price

Median price \$ 310,000 Property type Vacant Land Suburb Wyndham Vale

Period - From 1/01/2022 to 1/03/2022 Source Oliver Hume

### 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 4223 - Greenmont Road, Wyndham Vale, 3024	\$ 350,000	10/02/2022
2 Lot 4249 - Viceroy Crescent, Wyndham Vale, 3024	\$ 342,000	28/05/2022
3 Lot 4226 - Sensra Road, Wyndham Vale, 3024	\$ 338,000	10/03/2022

This Statement of Information was prepared on: 05 Jul 2022