

## 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

8 OPALA COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Apr 2024

to

31 Mar 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

2 CLITHEROE DRIVE WYNDHAM VALE VIC 3024	\$565,000	27-Feb-25
1 WINDSOR AVENUE WYNDHAM VALE VIC 3024	\$520,000	02-Nov-24
18 BOLTON ROAD WYNDHAM VALE VIC 3024	\$520,000	27-Feb-25

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: 22 April 2025



## 2 CLITHEROE DRIVE WYNDHAM VALE VIC 3024

3 1 2

Sold Price **\$565,000** Sold Date **27-Feb-25**

Distance **1.12km**



## 1 WINDSOR AVENUE WYNDHAM VALE VIC 3024

3 1 2

Sold Price **\$520,000** Sold Date **02-Nov-24**

Distance **1.19km**



## 18 BOLTON ROAD WYNDHAM VALE VIC 3024

3 1 4

Sold Price <sup>RS</sup> **\$520,000** Sold Date **27-Feb-25**

Distance **1.54km**

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

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