

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 WOORITE PLACE 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

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

6 MILLEWA WAY WYNDHAM VALE VIC 3024	\$527,000	03-Dec-24
3 WILTON CLOSE WYNDHAM VALE VIC 3024	\$560,000	05-Aug-25
1 PITTA CLOSE WERRIBEE VIC 3030	\$560,000	28-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: 08 August 2025



6 MILLEWA WAY WYNDHAM VALE VIC 3024 Sold Price **\$527,000** Sold Date **03-Dec-24**

 3  1  -

Distance **0.04km**



3 WILTON CLOSE WYNDHAM VALE VIC 3024 Sold Price ^{RS} **\$560,000** Sold Date **05-Aug-25**

 3  1  2

Distance **0.76km**



1 PITTA CLOSE WERRIBEE VIC 3030 Sold Price **\$560,000** Sold Date **28-Feb-25**

 3  1  2

Distance **4.1km**

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

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