

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

9 BRIGHTON 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

\$490,000

 &

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$569,500

 *House

x

 *Unit

--

 Suburb

Wyndham Vale

Period - From

01 April 2024

 to

31 March 2025

 Source

Core Logic

Comparable property sales

A* 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. 3 CREEKVIEW WAY, WYNDHAM VALE VIC 3024	\$500,000	07-Dec- 24
2. 4 CHATSWOOD PLACE, WYNDHAM VALE VIC 3024	\$490,000	16 –Jan - 25
3. 42 PELHAM CRESCENT, WYNDHAM VALE VIC 3024	\$485,000	11 – Nov - 24

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 six months.

Property data source: Corelogic.com.au. Generated on 01/05/2025.