

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

9 MERRICK ROAD 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

\$530,000

&

\$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

57 MICROPORA DRIVE WYNDHAM VALE VIC 3024	\$570,000	25-Mar-25
32 GREENMONT ROAD WYNDHAM VALE VIC 3024	\$565,000	16-Dec-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: 11 April 2025



57 MICROPORA DRIVE WYNDHAM VALE VIC 3024

 4  2  2

Sold Price

^{RS}

\$570,000

Sold Date

25-Mar-25

Distance

1.1km



32 GREENMONT ROAD WYNDHAM VALE VIC 3024

 4  2  2

Sold Price

\$565,000

Sold Date

16-Dec-24

Distance

3.55km

RS = Recent sale

UN = Undisclosed Sale

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