

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 TANE STREET 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,200

Property type

Other

Suburb

Wyndham Vale

Period-from

01 May 2024

to

30 Apr 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

4 SUE STREET WYNDHAM VALE VIC 3024	\$335,000	27-Feb-25
LOT 1531 WOOLSPINNER CRESCENT WYNDHAM VALE VIC 3024	\$323,000	02-Mar-25
LOT 5615 OSKI STREET WYNDHAM VALE VIC 3024	\$319,000	07-Mar-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: 26 May 2025



4 SUE STREET WYNDHAM VALE VIC 3024

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Sold Price ^{RS} **\$335,000** ^{UN} Sold Date **27-Feb-25**

Distance **0.13km**



LOT 1531 WOOLSPINNER CRESCENT WYNDHAM VALE VIC 3024

 4
  2
  2

Sold Price **\$323,000** Sold Date **02-Mar-25**

Distance **1.26km**



LOT 5615 OSKI STREET WYNDHAM VALE VIC 3024

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Sold Price **\$319,000** Sold Date **07-Mar-25**

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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