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	31 Flinders Crescent Wyndham Vale, 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$600,000 & $630,000

Median sale price

Median price	$565,000	Property Type	HOUSE	Suburb	WYNDHAM VALE
Period - From	12-May-2024	to	11-May-2025	Source	Corelogic

Comparable property sales

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	9 WOORITE PLACE WYNDHAM VALE 668m2	$622,000	02-Nov-2024
2	45 MOUNT EAGLE WAY WYNDHAM VALE 613m2	$640,000	25-Aug-2024
3	17 PELHAM CRESCENT WYNDHAM VALE 554m2	$610,000	29-Mar-2025

This statement of information was prepared on 28-May-2025 at 6:58:32 PM AEST