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	59 LADY PENRHYN DRIVE 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	$570,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	House	Suburb	Wyndham Vale
Period-from	01 Aug 2021	to	31 Jul 2022	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
25 FEDERAL DRIVE WYNDHAM VALE VIC 3024	$581,000	08-Jun-22
65 LADY PENRHYN DRIVE WYNDHAM VALE VIC 3024	$550,000	09-Jun-22
35 CHAPMAN DRIVE WYNDHAM VALE VIC 3024	$618,000	04-Jul-22

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: 04 August 2022

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25 FEDERAL DRIVE WYNDHAM VALE VIC 3024

4 2 2

Sold Price RS $581,000 Sold Date 08-Jun-22

Distance 0.04km



65 LADY PENRHYN DRIVE WYNDHAM VALE VIC 3024

3 2 2

Sold Price $550,000 Sold Date 09-Jun-22

Distance 0.04km



35 CHAPMAN DRIVE WYNDHAM VALE VIC 3024

4 2 4

Sold Price RS $618,000 Sold Date 04-Jul-22

Distance 0.29km

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

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