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	236 Ballan 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,000	Property type	House	Suburb	Wyndham Vale
Period-from	01 Aug 2020	to	31 Jul 2021	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 Greenwood Street Wyndham Vale VIC 3024	$445,800	12-May-21
54 Feathertop Drive Wyndham Vale VIC 3024	$485,000	27-May-21
19 Mount Eagle Way Wyndham Vale VIC 3024	$490,000	25-May-21

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.~~

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4 Greenwood Street Wyndham Vale VIC 3024

4 2 2

Sold Price **$445,800** Sold Date **12-May-21**

Distance **0.47km**



54 Feathertop Drive Wyndham Vale VIC 3024

4 2 2

Sold Price RS **$485,000** Sold Date **27-May-21**

Distance **0.86km**



19 Mount Eagle Way Wyndham Vale VIC 3024

4 2 3

Sold Price **$490,000** Sold Date **25-May-21**

Distance **1.01km**

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

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