STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 MUNRO DRIVE, WYNDHAM VALE, VIC

4 2 2

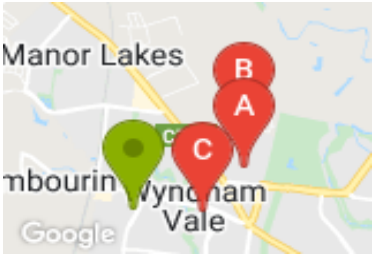
Indicative Selling Price

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

Price Range: **$550,000 to $600,000**

Provided by: Ian Stewart, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

$563,000

01 January 2022 to 31 March 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 TASMAN PL, WYNDHAM VALE, VIC 3024

4 3 2

Sale Price

***$600,000**

Sale Date: 08/03/2022

Distance from Property: 1.6km

A



6 RIMES CRT, WYNDHAM VALE, VIC 3024

4 2 2

Sale Price

$595,000

Sale Date: 20/01/2022

Distance from Property: 1.8km

B



26 FEATHERTOP DR, WYNDHAM VALE, VIC

4 3 3

Sale Price

***$580,000**

Sale Date: 10/01/2022

Distance from Property: 896m

C

This report has been compiled on 20/04/2022 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address Including suburb and postcode	24 MUNRO DRIVE, WYNDHAM VALE, VIC 3024

Indicative selling price

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

Price Range:	$550,000 to $600,000

Median sale price

Median price	$563,000	Property type	House	Suburb	WYNDHAM VALE
Period	01 January 2022 to 31 March 2022	Source	pricefinder		

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
7 TASMAN PL, WYNDHAM VALE, VIC 3024	*$600,000	08/03/2022
6 RIMES CRT, WYNDHAM VALE, VIC 3024	$595,000	20/01/2022
26 FEATHERTOP DR, WYNDHAM VALE, VIC 3024	*$580,000	10/01/2022

This Statement of Information was prepared on: 20/04/2022