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	2 WARDROPE COURT 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	$520,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	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
8 WOODLAKE PLACE WYNDHAM VALE VIC 3024	$517,000	10-Jun-22
3 BYRON COURT WYNDHAM VALE VIC 3024	$525,000	28-Apr-22
23 CASTLEROCK DRIVE WYNDHAM VALE VIC 3024	$537,000	03-Jun-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: 22 August 2022

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8 WOODLAKE PLACE WYNDHAM VALE VIC 3024

3 1 1

Sold Price **$517,000** Sold Date **10-Jun-22**

Distance **0.6km**

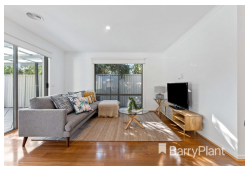


3 BYRON COURT WYNDHAM VALE VIC 3024

3 1 2

Sold Price **$525,000** Sold Date **28-Apr-22**

Distance **0.73km**



23 CASTLEROCK DRIVE WYNDHAM VALE VIC 3024

3 1 1

Sold Price **$537,000** Sold Date **03-Jun-22**

Distance **0.8km**

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

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