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	15 Harcourt Square 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	$489,000	&	$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	House	Suburb	Wyndham Vale
Period-from	01 Jun 2020	to	31 May 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
9 Rosedale Place Wyndham Vale VIC 3024	$523,111	12-Feb-21
6 Presidents Court Werribee VIC 3030	$524,150	15-Jan-21
17 Canterbury Place Werribee VIC 3030	$530,000	27-Feb-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.~~

This Statement of Information was prepared on: 15 June 2021

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9 Rosedale Place Wyndham Vale VIC 3024

3 1 4

Sold Price RS $523,111 Sold Date 12-Feb-21

Distance 0.15km



6 Presidents Court Werribee VIC 3030

3 1 2

Sold Price $524,150 Sold Date 15-Jan-21

Distance 0.22km



17 Canterbury Place Werribee VIC 3030

3 2 -

Sold Price $530,000 Sold Date 27-Feb-21

Distance 0.62km



2 Carrington Close Wyndham Vale VIC 3024

4 2 4

Sold Price $520,000 Sold Date 21-Dec-20

Distance 0.67km

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

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