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	20 Sladen Street 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	$670,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$507,500	Property type	House	Suburb	Wyndham Vale
Period-from	01 Sep 2020	to	31 Aug 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
1 Cyprus Court Wyndham Vale VIC 3024	$690,000	31-May-21
4 Eucumbene Road Manor Lakes VIC 3024	$727,000	27-Jun-21
38 Pedder Street Manor Lakes VIC 3024	$710,000	02-Aug-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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1 Cyprus Court Wyndham Vale VIC 3024

4 2 4

Sold Price RS $690,000 Sold Date 31-May-21

Distance 1.2km

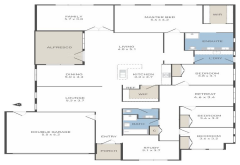


4 Eucumbene Road Manor Lakes VIC 3024

4 2 3

Sold Price $727,000 Sold Date 27-Jun-21

Distance 1.3km



38 Pedder Street Manor Lakes VIC 3024

4 2 2

Sold Price RS $710,000 Sold Date 02-Aug-21

Distance 1.76km

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

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