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: 1 Bronte 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: $670,000 & $710,000

Median sale price

(*Delete house or unit as applicable)

Median Price: $505,000 | 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
8 Bronte Court Wyndham Vale VIC 3024	$670,000	02-Aug-21
3 Brighton Avenue Wyndham Vale VIC 3024	$686,000	13-Nov-20
19 Whitmore Place Wyndham Vale VIC 3024	$665,000	29-Jan-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: 28 September 2021

CONSUMER AFFAIRS VICTORIA