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	2/337 MCGRATH ROAD 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	$399,000	&	$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	Wyndham Vale
Period-from	01 Sep 2023	to	31 Aug 2024	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
1/17 WESTMINSTER DRIVE WERRIBEE VIC 3030	$420,000	26-Jun-24
2/55 ROWES ROAD WERRIBEE VIC 3030	$450,000	14-Jul-24

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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OBrien Real Estate

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1/17 WESTMINSTER DRIVE WERRIBEE VIC 3030

2 1 2

Sold Price RS $420,000 Sold Date 26-Jun-24

Distance 0.77km



2/55 ROWES ROAD WERRIBEE VIC 3030

2 1 1

Sold Price $450,000 Sold Date 14-Jul-24

Distance 0.58km

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

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