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	3 TOOHEY 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	$625,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,200	Property type	House	Suburb	Wyndham Vale
Period-from	01 May 2024	to	30 Apr 2025	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
107 VAUGHAN CHASE WYNDHAM VALE VIC 3024	$640,000	24-Apr-25
10 LABURNUM AVENUE WYNDHAM VALE VIC 3024	$625,000	26-Mar-25
37 TAWORRI CRESCENT WERRIBEE VIC 3030	$630,000	03-Mar-25

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: 08 May 2025

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107 VAUGHAN CHASE WYNDHAM VALE VIC 3024

4 2 2

Sold Price RS $640,000 Sold Date 24-Apr-25

Distance 0.8km



10 LABURNUM AVENUE WYNDHAM VALE VIC 3024

4 2 2

Sold Price $625,000 Sold Date 26-Mar-25

Distance 0.95km



37 TAWORRI CRESCENT WERRIBEE VIC 3030

4 2 2

Sold Price RS $630,000 Sold Date 03-Mar-25

Distance 1.27km

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

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