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	2/97 Greens 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	$379,000	&	$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$410,000	Property type	Unit	Suburb	Wyndham Vale
Period-from	01 Feb 2020	to	31 Jan 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
1/14 Mermaid Crescent Wyndham Vale VIC 3024	$410,000	15-Oct-20
1/24 Brimpton Grove Wyndham Vale VIC 3024	$375,000	12-Nov-20
1/20 Mermaid Crescent Wyndham Vale VIC 3024	$430,000	28-Oct-20

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: 20 February 2021

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1/14 Mermaid Crescent Wyndham Vale VIC 3024

3 2 1

Sold Price **$410,000** Sold Date **15-Oct-20**

Distance **1.22km**



1/24 Brimpton Grove Wyndham Vale VIC 3024

3 1 2

Sold Price RS **$375,000** Sold Date **12-Nov-20**

Distance **1.22km**



1/20 Mermaid Crescent Wyndham Vale VIC 3024

2 2 1

Sold Price **$430,000** Sold Date **28-Oct-20**

Distance **1.26km**

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

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