

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

5 ROUS 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2021

to

30 Jun 2022

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

447 MCGRATH ROAD WYNDHAM VALE VIC 3024	\$625,000	29-Jan-22
14 CHALET STREET WYNDHAM VALE VIC 3024	\$602,500	12-Jan-22

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: 04 July 2022

**447 MCGRATH ROAD WYNDHAM
VALE VIC 3024**

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Sold Price

\$625,000

Sold Date

29-Jan-22

Distance

-

**14 CHALET STREET WYNDHAM
VALE VIC 3024**

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Sold Price

\$602,500

Sold Date

12-Jan-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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