

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 Silage Way 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

\$525,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2020

to

30 Jun 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

9 Silage Way Wyndham Vale VIC 3024	\$515,000	24-Nov-20
93 Stanmore Crescent Wyndham Vale VIC 3024	\$570,000	18-Feb-21
114 Anniversary Avenue Wyndham Vale VIC 3024	\$525,000	19-Mar-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: 01 July 2021



9 Silage Way Wyndham Vale VIC 3024

 4  2  2

Sold Price

\$515,000

Sold Date **24-Nov-20**

Distance **0.04km**



93 Stanmore Crescent Wyndham Vale VIC 3024

 3  2  -

Sold Price

\$570,000

Sold Date **18-Feb-21**

Distance **0.38km**



114 Anniversary Avenue Wyndham Vale VIC 3024

 4  2  2

Sold Price

\$525,000

Sold Date **19-Mar-21**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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