

# 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 28 Golders Crescent, Wyndham Vale, VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$540,000

&

\$580,000

### Median sale price

Median price

\$507,500

Property Type

House

Suburb

Wyndham Vale (3024)

Period - From

01/07/2021

to

30/06/2021

Source

Corelogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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

54 PASCOLO WAY, WYNDHAM VALE VIC 3024	\$550,000	13/05/2021
34 HOUNSLOW DRIVE, WYNDHAM VALE VIC 3024	\$580,000	09/04/2021
14 ROSEWATER STREET, MANOR LAKES VIC 3024	\$550,000	10/05/2021

This Statement of Information was prepared on: 29/07/2021