

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 2/463 McGrath Road, Wyndham Vale, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$450,000

&

\$495,000

Median sale price

Median price

\$391,000

Property Type

House

Suburb

Wyndham Vale (3024)

Period - From

01/10/2020

to

30/09/2021

Source

CoreLogic

Comparable property sales

A 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
23 MERMAID CRESCENT, WYNDHAM VALE VIC 3024	\$460,000	24/08/2021
1/274 GREAVES STREET, WERRIBEE VIC 3030	\$500,000	21/09/2021
27 KOMODO DRIVE, TARNEIT VIC 3029	\$507,000	29/06/2021

This Statement of Information was prepared on: 19/10/2021