

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

11 ALKIRA CLOSE 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Oct 2021

to

30 Sep 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

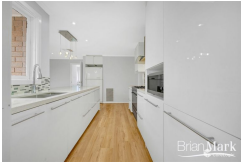
Date of sale

6 ELAROO COURT WERRIBEE VIC 3030	\$518,000	22-Aug-22
7 TANILBA STREET WERRIBEE VIC 3030	\$515,000	02-Sep-22
8 COVENTRY DRIVE WERRIBEE VIC 3030	\$504,000	08-Oct-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: 19 October 2022



6 ELAROO COURT WERRIBEE VIC 3030

Sold Price

\$518,000

Sold Date **22-Aug-22**

 3  2  2

Distance **0.39km**



7 TANILBA STREET WERRIBEE VIC 3030

Sold Price

\$515,000

Sold Date **02-Sep-22**

 3  1  2

Distance **0.58km**



8 COVENTRY DRIVE WERRIBEE VIC 3030

Sold Price

^{RS} **\$504,000** ^{UN}

Sold Date **08-Oct-22**

 3  1  4

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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