

## 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 Acton Place 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$435,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$481,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Feb 2020

to

31 Jan 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 Milton Drive Wyndham Vale VIC 3024	\$450,000	23-Dec-20
10 Iluka Drive Werribee VIC 3030	\$459,000	13-Oct-20
5 West Drive Wyndham Vale VIC 3024	\$465,000	06-Oct-20

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: 12 February 2021



**9 Milton Drive Wyndham Vale VIC 3024**

 3  1  4

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date **23-Dec-20**

Distance **0.62km**



**10 Iluka Drive Werribee VIC 3030**

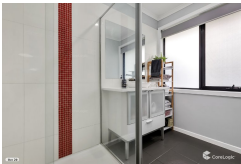
 3  1  2

Sold Price

**\$459,000**

Sold Date **13-Oct-20**

Distance **0.78km**



**5 West Drive Wyndham Vale VIC 3024**

 3  1  2

Sold Price

**\$465,000**

Sold Date **06-Oct-20**

Distance **0.95km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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