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	8 Sawley Grove 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	$550,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,000	Property type	House	Suburb	Wyndham Vale
Period-from	01 Oct 2020	to	30 Sep 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
1 Pleasant Place Wyndham Vale VIC 3024	$545,000	09-Sep-21
5 Pleasant Place Wyndham Vale VIC 3024	$552,000	29-Aug-21
1 The Righi Wyndham Vale VIC 3024	$540,000	15-Jul-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: 08 October 2021

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1 Pleasant Place Wyndham Vale VIC 3024

3 2 2

Sold Price RS **$545,000** Sold Date **09-Sep-21**

Distance **0.37km**



5 Pleasant Place Wyndham Vale VIC 3024

3 2 2

Sold Price RS **$552,000** Sold Date **29-Aug-21**

Distance **0.41km**



1 The Righi Wyndham Vale VIC 3024

3 2 2

Sold Price **$540,000** Sold Date **15-Jul-21**

Distance **0.45km**

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

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