

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

9 GRAIN ROAD 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Sep 2023

to

31 Aug 2024

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 GRAIN ROAD WYNDHAM VALE VIC 3024	\$600,000	31-Aug-24
46 STONECROP WAY WYNDHAM VALE VIC 3024	\$575,000	15-Apr-24
33 ANNIVERSARY AVENUE WYNDHAM VALE VIC 3024	\$585,000	25-Jul-24

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: 18 September 2024



9 GRAIN ROAD WYNDHAM VALE VIC 3024

 4  2  2

Sold Price

^{RS} **\$600,000**

Sold Date **31-Aug-24**

Distance **0km**



46 STONECROP WAY WYNDHAM VALE VIC 3024

 4  2  2

Sold Price

\$575,000

Sold Date **15-Apr-24**

Distance **0.15km**



33 ANNIVERSARY AVENUE WYNDHAM VALE VIC 3024

 4  2  2

Sold Price

\$585,000

Sold Date **25-Jul-24**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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