

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 Zircon Street 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

\$430,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2020

to

30 Jun 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

8 Zircon Street Wyndham Vale VIC 3024	\$420,000	24-Feb-21
25 Milton Drive Wyndham Vale VIC 3024	\$440,000	22-Apr-21
1 Highgate Court Wyndham Vale VIC 3024	\$456,000	04-Jun-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: 29 July 2021



8 Zircon Street Wyndham Vale VIC 3024 Sold Price **\$420,000** Sold Date **24-Feb-21**
 Distance **0.05km**
 3 1 2



25 Milton Drive Wyndham Vale VIC 3024 Sold Price **\$440,000** Sold Date **22-Apr-21**
 Distance **0.28km**
 3 1 6



1 Highgate Court Wyndham Vale VIC 3024 Sold Price ^{RS} **\$456,000** Sold Date **04-Jun-21**
 Distance **0.48km**
 3 1 2

RS = Recent sale UN = Undisclosed Sale

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