

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

302/302 SUE 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

\$335,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$305,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Mar 2024

to

28 Feb 2025

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

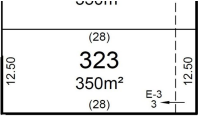
Date of sale

4 SUE STREET WYNDHAM VALE VIC 3024	\$335,000	27-Feb-25
37 SERAPHINA DRIVE WYNDHAM VALE VIC 3024	\$330,000	06-Dec-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: 19 March 2025

	4 SUE STREET WYNDHAM VALE VIC 3024  -  -  -	Sold Price RS \$335,000 UN	Sold Date 27-Feb-25
			Distance 0.04km

	37 SERAPHINA DRIVE WYNDHAM VALE VIC 3024  4  2  -	Sold Price \$330,000	Sold Date 06-Dec-24
			Distance 0.98km

RS = Recent sale UN = Undisclosed Sale

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