

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 1 Sumpter Court, Wyndham Vale, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$499,900

Median sale price

Median price \$501,000 Property Type House Suburb Wyndham Vale (3024)

Period - From 22/04/2020 to 22/04/2021 Source Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 THEA CLOSE, WYNDHAM VALE VIC 3024	\$570,000	24/03/2021
27 PRINCIPAL DRIVE, WYNDHAM VALE VIC 3024	\$560,000	09/03/2021
6 MADELEINE WAY, WYNDHAM VALE VIC 3024	\$461,000	02/03/2021

This Statement of Information was prepared on: 22/04/2021