

## 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

2 Jade Crescent Wyndham Vale VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,500

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2020

to

28 Feb 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

4 Juliana Avenue Wyndham Vale VIC 3024	\$530,000	03-Mar-21
32 Macquarie Drive Wyndham Vale VIC 3024	\$520,000	31-Jan-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: 22 March 2021



## 4 Juliana Avenue Wyndham Vale VIC 3024

 3  2  2

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date

**03-Mar-21**

Distance

**1.44km**



## 32 Macquarie Drive Wyndham Vale VIC 3024

 3  2  2

Sold Price

**\$520,000**

Sold Date

**31-Jan-21**

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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