

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 FIORELLO 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Other

Suburb

Wyndham Vale

Period-from

01 Jun 2021

to

31 May 2022

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 OMAR STREET WYNDHAM VALE VIC 3024	\$300,000	18-May-22
14 TAIHU ROAD WYNDHAM VALE VIC 3024	\$364,000	07-Jun-22
12 TAIHU ROAD WYNDHAM VALE VIC 3024	\$364,000	07-Jun-22

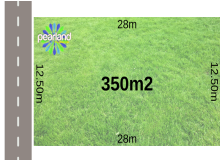
OR

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: 17 June 2022


**8 OMAR STREET WYNDHAM VALE
VIC 3024**

 Sold Price ^{RS} **\$300,000** ^{UN} Sold Date **18-May-22**

 Distance **2.93km**

**14 TAIHU ROAD WYNDHAM VALE
VIC 3024**

 Sold Price ^{RS} **\$364,000** Sold Date **07-Jun-22**

 Distance **2.3km**

**12 TAIHU ROAD WYNDHAM VALE
VIC 3024**

 Sold Price Sold Date **07-Jun-22**

 Distance **2.31km**

RS = Recent sale

UN = Undisclosed Sale

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