

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

8 Dampier Court 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Sep 2018

to

31 Aug 2019

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

3 Chesterfield Drive Wyndham Vale VIC 3024	\$600,000	23-Aug-19
11 Stretton Place Wyndham Vale VIC 3024	\$608,000	17-Jul-19
9 Stringybark Close Manor Lakes VIC 3024	\$640,000	10-May-19

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 September 2019



3 Chesterfield Drive Wyndham Vale VIC 3024 Sold Price ^{RS} **\$600,000** Sold Date **23-Aug-19**
 Distance **0.26km**

 4  2  2



11 Stretton Place Wyndham Vale VIC 3024 Sold Price ^{RS} **\$608,000** Sold Date **17-Jul-19**
 Distance **0.64km**

 4  2  2



9 Stringybark Close Manor Lakes VIC 3024 Sold Price **\$640,000** Sold Date **10-May-19**
 Distance **1.45km**

 4  2  3

RS = Recent sale UN = Undisclosed Sale

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