

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

9 BOULDERWOOD WAY 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jan 2023

to

31 Dec 2023

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

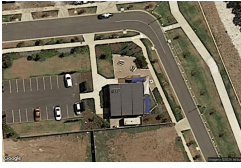
Date of sale

4 BAIKAL CRESCENT MANOR LAKES VIC 3024	\$618,000	02-Jun-23
34 CAVALIER STREET WYNDHAM VALE VIC 3024	\$620,000	17-Nov-23
38 CAVALIER STREET WYNDHAM VALE VIC 3024	\$600,000	27-Sep-23

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.~~

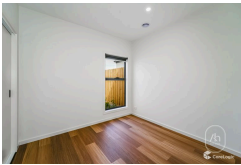
This Statement of Information was prepared on: 22 January 2024

**4 BAIKAL CRESCENT MANOR
LAKES VIC 3024**

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Sold Price **\$618,000** Sold Date **02-Jun-23**Distance **1.87km****34 CAVALIER STREET WYNDHAM
VALE VIC 3024**

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Sold Price **\$620,000** Sold Date **17-Nov-23**Distance **1.09km****38 CAVALIER STREET WYNDHAM
VALE VIC 3024**

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Sold Price **\$600,000** Sold Date **27-Sep-23**Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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