

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

26 Whitehaven 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

\$465,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2019

to

30 Jun 2020

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 Tarwin Place Wyndham Vale VIC 3024	\$490,000	13-Nov-19
43 Greens Road Wyndham Vale VIC 3024	\$490,000	11-Jan-20
13 Ridge Drive Wyndham Vale VIC 3024	\$493,000	12-Sep-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: 07 July 2020



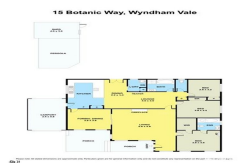
4 Tarwin Place Wyndham Vale VIC 3024 Sold Price **\$490,000** Sold Date **13-Nov-19**
 Distance **0.73km**
 3 2 2



43 Greens Road Wyndham Vale VIC 3024 Sold Price Sold Date **11-Jan-20**
 Distance **0.45km**
 3 2 2



13 Ridge Drive Wyndham Vale VIC 3024 Sold Price **\$493,000** Sold Date **12-Sep-19**
 Distance **0.34km**
 3 2 2



15 Botanic Way Wyndham Vale VIC 3024 Sold Price **\$450,000** Sold Date **03-Sep-19**
 Distance **0.34km**
 3 2 1



43 Feathertop Drive Wyndham Vale VIC 3024 Sold Price **\$390,000** Sold Date **29-Apr-20**
 Distance **0.56km**
 3 2 1



15 Oxford Way Wyndham Vale VIC 3024 Sold Price **\$467,000** Sold Date **12-Feb-20**
 Distance **0.68km**
 3 2 2

RS = Recent sale UN = Undisclosed Sale

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1 Yaltara Drive Wyndham Vale VIC 3024

Sold Price

\$450,000

Sold Date

18-Feb-20

 3  2  2

Distance

0.76km



71 Iluka Drive Werribee VIC 3030

Sold Price

\$480,387

Sold Date

03-Mar-20

 3  2  2

Distance

0.78km



35 Westminster Drive Werribee VIC 3030

Sold Price

\$450,000

Sold Date

27-Aug-19

 3  2  1

Distance

1.11km



61 Rows Road Werribee VIC 3030

Sold Price

\$472,000

Sold Date

31-Oct-19

 3  2  1

Distance

1.16km



6 Terrigal Court Werribee VIC 3030

Sold Price

\$475,000

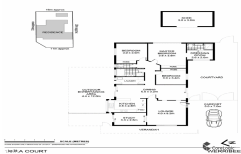
Sold Date

24-Nov-19

 3  2  2

Distance

1.24km



1 Jika Court Werribee VIC 3030

Sold Price

\$455,000

Sold Date

02-Jul-19

 3  2  2

Distance

1.29km

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4 Riverglen Drive Werribee VIC 3030

3 2 2

Sold Price

\$491,555

Sold Date

04-Jul-19

Distance

1.3km



192 McGrath Road Wyndham Vale VIC 3024

3 2 2

Sold Price

\$507,000

Sold Date

27-Feb-20

Distance

0.63km



133 Greens Road Wyndham Vale VIC 3024

3 2 2

Sold Price

\$500,000

Sold Date

29-Oct-19

Distance

1.15km

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