

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

15 Hounslow Drive 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

\$635,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Land

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

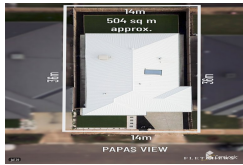
Date of sale

60 Papas View Wyndham Vale VIC 3024	\$640,000	17-Aug-20
35 Memory Crescent Wyndham Vale VIC 3024	\$640,000	10-Nov-20
15 Buttermint Crescent Manor Lakes VIC 3024	\$632,000	16-Dec-20

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: 03 March 2021



60 Papas View Wyndham Vale VIC 3024

4 2 2

Sold Price

\$640,000

Sold Date **17-Aug-20**

Distance **0.12km**



35 Memory Crescent Wyndham Vale VIC 3024

4 2 2

Sold Price

Sold Date **10-Nov-20**

Distance **0.78km**



15 Buttermint Crescent Manor Lakes VIC 3024

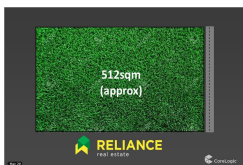
4 2 2

Sold Price

\$632,000

Sold Date **16-Dec-20**

Distance **1.46km**



16 Hounsflow Drive Wyndham Vale VIC 3024

- - -

Sold Price

\$330,000

Sold Date **02-Aug-20**

Distance **0.06km**



33 Hounsflow Drive Wyndham Vale VIC 3024

4 2 -

Sold Price

\$295,000

Sold Date **01-Aug-20**

Distance **0.17km**



13 Golders Crescent Wyndham Vale VIC 3024

4 2 2

Sold Price

\$505,000

Sold Date **10-Oct-20**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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20 Cubbyhouse Road Wyndham Vale VIC 3024

4 2 2

Sold Price **\$545,000** Sold Date **20-Jul-20**

Distance **0.49km**



2 Silage Way Wyndham Vale VIC 3024

4 2 2

Sold Price **\$591,000** Sold Date **09-Nov-20**

Distance **0.57km**



9 Silage Way Wyndham Vale VIC 3024

4 2 2

Sold Price **\$515,000** Sold Date **24-Nov-20**

Distance **0.6km**



3 Pallina Way Wyndham Vale VIC 3024

4 2 2

Sold Price **\$610,000** Sold Date **26-Oct-20**

Distance **0.65km**



11 Memory Crescent Wyndham Vale VIC 3024

4 2 2

Sold Price **\$590,000** Sold Date **03-Jun-20**

Distance **0.66km**



13 Memory Crescent Wyndham Vale VIC 3024

4 2 2

Sold Price **\$613,500** Sold Date **31-Mar-20**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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3 Congregation Circuit Wyndham Vale VIC 3024

4 2 2

Sold Price

\$605,000

Sold Date

11-Mar-20

Distance

0.68km



4 Brookside Drive Wyndham Vale VIC 3024

4 2 2

Sold Price

\$590,000

Sold Date

23-Jun-20

Distance

0.7km



37 Memory Crescent Wyndham Vale VIC 3024

4 2 2

Sold Price

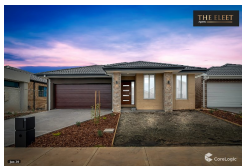
\$620,000

Sold Date

11-Jun-20

Distance

0.78km



7 Erba Road Wyndham Vale VIC 3024

4 2 2

Sold Price

\$560,000

Sold Date

08-Aug-20

Distance

0.8km



11 Madeira Street Manor Lakes VIC 3024

4 2 2

Sold Price

\$545,000

Sold Date

23-Jun-20

Distance

1.44km

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