

## 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 CARRINGTON CLOSE WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$570,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Dec 2021

to

30 Nov 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

|                                            |        |           |
|--------------------------------------------|--------|-----------|
| 13 NORFOLK COURT WERRIBEE VIC 3030         | 485000 | 11-Aug-22 |
| 11 WHITEHAVEN STREET WYNDHAM VALE VIC 3024 | 482000 | 22-Oct-22 |
| 3 NEWARK CLOSE WERRIBEE VIC 3030           | 480000 | 03-Sep-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: 15 December 2022



**13 NORFOLK COURT WERRIBEE  
VIC 3030**

 3  1  2

Sold Price

**485000**

Sold Date

**11-Aug-22**

Distance

**0.73km**



**11 WHITEHAVEN STREET  
WYNDHAM VALE VIC 3024**

 3  1  2

Sold Price

**482000**

Sold Date

**22-Oct-22**

Distance

**0.44km**



**3 NEWARK CLOSE WERRIBEE VIC  
3030**

 3  1  2

Sold Price

**480000**

Sold Date

**03-Sep-22**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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