

## 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

18 VIVERO ROAD 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

\$310,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Land

Suburb

Wyndham Vale

Period-from

01 Sep 2022

to

31 Aug 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

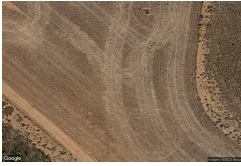
Date of sale

38 GRAPPA CIRCUIT WYNDHAM VALE VIC 3024	\$322,000	26-Jun-23
20 MARGIE STREET WYNDHAM VALE VIC 3024	\$320,000	03-Jun-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: 20 September 2023



**38 GRAPPA CIRCUIT WYNDHAM  
VALE VIC 3024**

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Sold Price

**\$322,000**

Sold Date

**26-Jun-23**

Distance

**2.39km**



**20 MARGIE STREET WYNDHAM  
VALE VIC 3024**

- - -

Sold Price

**\$320,000**

Sold Date

**03-Jun-23**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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