

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	Lot 5465 - Grappa Circuit, Wyndham Vale, 3024
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$ 318,000	or range between		&	
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Median sale price

Median price	\$ 323,000	Property type	Vacant Land	Suburb	Wyndham Vale
Period - From	1/07/2023	to	30/09/2023	Source	Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 1448 - Fitzrovia Drive, Wyndham Vale, 3024	\$ 328,000	25/09/2023
2 Lot 7011 - Plaistow Road, Wyndham Vale, 3024	\$ 358,000	19/05/2023
3 Lot 5454 - Cosmopolitan Drive, Wyndham Vale, 3024	\$ 368,000	22/09/2023

This Statement of Information was prepared on:

27 Oct 2023