

## 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 PASCOLO WAY WYNDHAM VALE VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,825

Property type

House

Suburb

Wyndham Vale

Period-from

01 Jul 2024

to

30 Jun 2025

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

15 ANNIVERSARY AVENUE WYNDHAM VALE VIC 3024	\$699,600	24-Mar-25

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.

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Sahil Saran  
P 0425630425  
M 0425630425  
E sahilsaran@oneagency.com.au



15 ANNIVERSARY AVENUE  
WYNDHAM VALE VIC 3024

 4  2  2

Sold Price **\$699,600** Sold Date **24-Mar-25**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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