## Statement of Information Single residential property located in the Melbourne metropolitan area

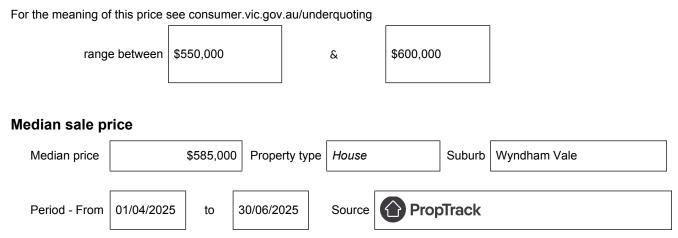
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

21 Storkbill Road, Wyndham Vale, Vic 3024

## Indicative selling price



## 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 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 |
|--------------------------------------------|-----------|--------------|
| 698 Armstrong Rd, Wyndham Vale, VIC 3024   | \$555,000 | 28/06/2025   |
| 20 Melliodora Court, Manor Lakes, VIC 3024 | \$550,000 | 02/04/2025   |
| 21 Armytage Way, Wyndham Vale, VIC 3024    | \$581,000 | 24/02/2025   |

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 14/07/2025

