# 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

#### 40 MUNDARA DRIVE WYNDHAM VALE VIC 3024

#### Indicative selling price

Period-from

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

Single Price		or range	5 5799000	&	\$829,000
<b>Median sale price</b> (*Delete house or unit as ap	plicable)				
Median Price	\$569,500	Property type	House	Suburb	Wyndham Vale

31 May 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jun 2024

**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.

to

Address of comparable property		Date of sale
64 RONDO DRIVE MANOR LAKES VIC 3024	\$823,000	25-Jan-25
7 HINDMARSH DRIVE MANOR LAKES VIC 3024	\$795,000	13-Feb-25
65 RIBBLESDALE AVENUE WYNDHAM VALE VIC 3024	\$785,000	29-May-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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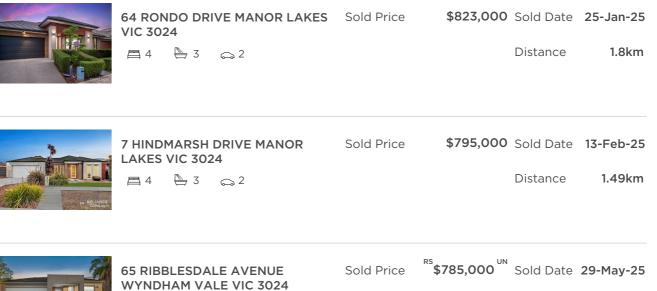


Distance

0.58km

Good News

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RS = Recent sale UN = Undisclosed Sale

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