



## STATEMENT OF INFORMATION

8 PENOLE WAY, WYNDHAM VALE, VIC 3024

PREPARED BY JODI LICASTRO, P DI NATALE PTY LTD WERRIBEE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 PENOLE WAY, WYNDHAM VALE, VIC**

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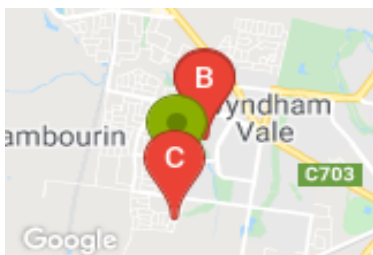
**Indicative Selling Price**

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

**Price Range: \$470,000 to \$515,000**

Provided by: Jodi Licastro, P Di Natale Pty Ltd Werribee

## MEDIAN SALE PRICE



**WYNDHAM VALE, VIC, 3024**

Suburb Median Sale Price (House)

**\$465,000**

01 October 2018 to 30 September 2019

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**13 RIDGE DR, WYNDHAM VALE, VIC 3024**

3
 2
 2

**Sale Price**

**\$493,000**

Sale Date: 12/09/2019

Distance from Property: 760m



**17 RIDGE DR, WYNDHAM VALE, VIC 3024**

3
 2
 4

**Sale Price**

**\$465,000**

Sale Date: 14/08/2019

Distance from Property: 727m



**3 WEEMALA GR, WERRIBEE, VIC 3030**

4
 2
 3

**Sale Price**

**\$505,000**

Sale Date: 01/07/2019

Distance from Property: 506m



This report has been compiled on 03/12/2019 by P Di Natale Pty Ltd Werribee. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

8 PENOLE WAY, 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)

Price Range:

\$470,000 to \$515,000

### Median sale price

Median price

\$465,000

Property type

House

Suburb

WYNDHAM VALE

Period

01 October 2018 to 30 September 2019

Source

pricfinder

### 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

13 RIDGE DR, WYNDHAM VALE, VIC 3024	\$493,000	12/09/2019
17 RIDGE DR, WYNDHAM VALE, VIC 3024	\$465,000	14/08/2019
3 WEEMALA GR, WERRIBEE, VIC 3030	\$505,000	01/07/2019

This Statement of Information was prepared on:

03/12/2019