

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

11 GANTS PATH WYNDHAM VALE VIC 3024

Indicative selling price

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

Single Price

or range
between

\$460,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Wyndham Vale

Period-from

01 Apr 2024

to

31 Mar 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

9 KILFORD WALK WYNDHAM VALE VIC 3024	\$455,000	08-Dec-24
14 EARLWOOD WAY WYNDHAM VALE VIC 3024	\$480,000	24-Feb-25
17 DALSTON PATH WYNDHAM VALE VIC 3024	\$425,000	29-Jan-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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Priscilla Selloyee

M 0435978759

E priscillaselloyee@maisonreal.com.au



**9 KILFORD WALK WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price **\$455,000** Sold Date **08-Dec-24**

Distance **0km**



**14 EARLWOOD WAY WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price **\$480,000** Sold Date **24-Feb-25**

Distance **1.33km**



**17 DALSTON PATH WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price **\$425,000** Sold Date **29-Jan-25**

Distance **0.69km**



**10 PELLETS ROAD WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price **\$460,000** Sold Date **23-Jan-25**

Distance **1.33km**



**8 WINCHMORE WALK WYNDHAM
VALE VIC 3024**

3 2 2

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **26-Mar-25**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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