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<br>Including suburb and postcode | 12 GLENBROOK DRIVE 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 | $599,000 | & | $629,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $565,200 | Property type | House | Suburb | Wyndham Vale |
| Period-from | 01 May 2024 | to | 30 Apr 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 |
|---|---|---|
| 54 TATHRA ROAD WYNDHAM VALE VIC 3024 | $570,000 | 04-Apr-25 |
| 8 WICKHAM STREET WYNDHAM VALE VIC 3024 | $581,000 | 05-Apr-25 |
| 46 FEDERAL DRIVE WYNDHAM VALE VIC 3024 | $600,000 | 02-Apr-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.~~

This Statement of Information was prepared on: 27 May 2025

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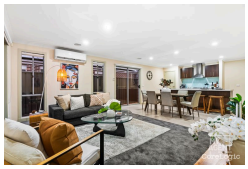


**54 TATHRA ROAD WYNDHAM VALE VIC 3024**

4 2 2

Sold Price **$570,000** Sold Date **04-Apr-25**

Distance **0.25km**



**8 WICKHAM STREET WYNDHAM VALE VIC 3024**

4 2 2

Sold Price **$581,000** Sold Date **05-Apr-25**

Distance **0.78km**



**46 FEDERAL DRIVE WYNDHAM VALE VIC 3024**

4 2 2

Sold Price **$600,000** Sold Date **02-Apr-25**

Distance **0.83km**

**RS** = Recent sale **UN** = Undisclosed Sale

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