



## STATEMENT OF INFORMATION

191 BALLAN ROAD, WYNDHAM VALE, VIC 3024

PREPARED BY HASSAN SEIFEDDINE , RAY WHITE WERRIBEE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



191 BALLAN ROAD, WYNDHAM VALE,

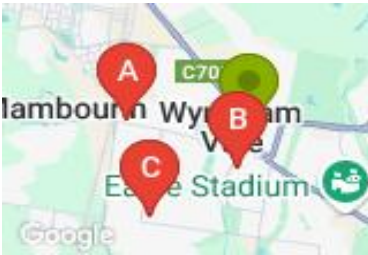
3 2 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)Price Range: **\$499,000 to \$548,000**

Provided by: Hassan Seifeddine , Ray White Werribee

## MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

**\$595,000**

01 July 2023 to 30 June 2024

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.



31 PARAWONG PDE, WYNDHAM VALE, VIC

3 2 2

Sale Price

**\*\$520,000**

Sale Date: 13/09/2024

Distance from Property: 1.6km



15 STRADBROKE WAY, WYNDHAM VALE,

3 2 2

Sale Price

**\*\$540,000**

Sale Date: 27/07/2024

Distance from Property: 563m



51 ALDRIDGE RD, WYNDHAM VALE, VIC

3 2 2

Sale Price

**\$535,000**

Sale Date: 03/07/2024

Distance from Property: 1.8km

This report has been compiled on 24/09/2024 by Ray White Werribee. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://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

**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.

### Property offered for

Address  
Including suburb and

191 BALLAN ROAD, 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: \$499,000 to \$548,000

### Median sale price

Median price

\$595,000

Property type

House

Suburb

WYNDHAM VALE

Period

01 July 2023 to 30 June 2024

Source



### 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

#### Price

#### Date of sale

31 PARAWONG PDE, WYNDHAM VALE, VIC 3024	*\$520,000	13/09/2024
15 STRADBROKE WAY, WYNDHAM VALE, VIC 3024	*\$540,000	27/07/2024
51 ALDRIDGE RD, WYNDHAM VALE, VIC 3024	\$535,000	03/07/2024

This Statement of Information was prepared

24/09/2024