



Oxbridge Group Pty Ltd  
Level 14, 380 St Kilda Road Melbourne VIC 3004  
Tel: 1300 680 690 Agent No: 082925L

Member of REIV

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## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address Lot 5710/772 Ballan Road Wyndham Vale VIC 3024

Including suburb and  
postcode

#### Indicative selling price

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

Single price \$\*448000 or range between \$\* & \$

#### Median sale price

Median price \$448000 Property Type Vacant land Suburb WyndhamVale

Period - From 07/09/2024 to 08/10/2024 Source CoreLogic RP Data

#### 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 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
1	\$	
2	\$	
3	\$	

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 six months.

This Statement of Information was prepared on: 08/10/2024