

## STATEMENT OF INFORMATION



3 Bale Road, Wyee



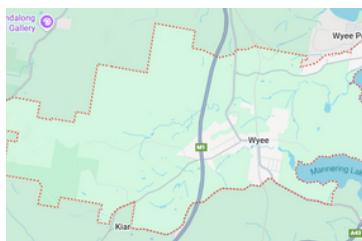
Land Size: 552sqm

Indicative Selling Price

Price Range: Guide \$1,190,000

Provided by: Adrian Culpin, McGrath Central Coast, Lake Macquarie, Hunter Valley & Newcastle

## MEDIAN SALE PRICE



Wyee, NSW, 2259

Suburb Median Sale Price (House)

\$1,000,000

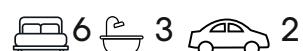
January 2025 - December 2025

Provided by:

## COMPARABLE PROPERTIES RECENTLY SOLD



19 Bale Road, Wyee



Land Size: 520sqm

Sale Price

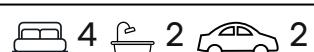
\$1,285,000

Sale Date: 05/11/2025

Distance from Property: 110m



20 McKinnon Street, Wyee



Land Size: 552sqm

Sale Price

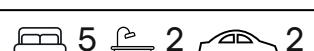
\$1,160,000

Sale Date: 04/12/2025

Distance from Property: 400m



43 Stan Johnson Dr, Hamlyn Terrace



Land Size: 614sqm

Sale Price

\$1,250,000

Sale Date: 03/11/2025

Distance from Property: 13.9km

Disclaimer: This information has been prepared to assist you assess this property's value range. We compiled this list with best endeavors from sources we deem reliable however you should rely on your own enquiries to verify the accuracy of the information.