



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

22 Weighbridge Avenue, Wyndham Vale, VIC 3024

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$305,000 & \$320,000

MEDIAN SALE PRICE

Median price \$415,000 | House | Wyndham Vale (3024)

Period - From 1 August 2017 to 11 December 2017 | Source - Rp Data

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 Property	Price	Date of Sale
11 PASCOLO WAY, WYNDHAM VALE VIC 3024	\$280,000	05/09/2017
65 STONECROP WAY, WYNDHAM VALE VIC 3024	\$300,000	13/10/2017
23 SMILE CRES, WYNDHAM VALE VIC 3024	\$295,000	07/07/2017