



## 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 (including Suburb and postcode)

4 Frankland Court, WYNDHAM VALE, 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$460,000

&

\$500,000

### Median sale price

Median price

\$400,000

Property type

House

Suburb

WYNDHAM VALE, 3024

Period from

14/04/2017

to

14/10/2017

Source

RP Data

### Comparable property sale

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

27 Windsor Avenue, WYNDHAM VALE, 3024 Victoria

\$450,000

11/08/2017

7 Mermaid Crescent, WYNDHAM VALE, 3024 Victoria

\$500,500

15/05/2017

5 Frankland Court, WYNDHAM VALE, 3024 Victoria

\$525,000

24/07/2017