

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

3A Federal Drive, Wyndham Vale, VIC 3024

INDICATIVE SELLING PRICE

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

Range Between \$360,000 & \$380,000

MEDIAN SALE PRICE

Median price \$395,000 | House | Wyndham Vale (3024)

Period - From 1 June 2016 to 1 June 2017 | Source - realestate.com.au

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
20 FEDERAL DR, WYNDHAM VALE VIC 3024	\$350,000	23/11/2016
4 BUNGALOOK ST, WYNDHAM VALE VIC 3024	\$370,000	20/05/2017
3 HEMMINGWAY LANE, WYNDHAM VALE VIC 3024	\$350,000	06/05/2017