



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 Walbrook Drive, Wyndham Vale, VIC 3024

INDICATIVE SELLING PRICE

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

Range Between \$570,000 & \$595,000

MEDIAN SALE PRICE

Median price \$465,000 | House | Wyndham Vale (3024)

Period - From 1 July 2017 to 30 September 2017 | Source - REIV

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
37 ALDRIDGE RD, WYNDHAM VALE VIC 3024	\$585,000	07/10/2017
22 HYDEFIELD DR, WYNDHAM VALE VIC 3024	\$585,000	21/06/2017
17 MACKAY RD, MANOR LAKES VIC 3024	\$570,000	02/12/2017