

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb
 Period - From to Source

Comparable property sales

A* 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
423 McGrath Road, Wyndham Vale	\$450,000	23 rd April 2017
41 Manor Lakes Boulevard, Wyndham Vale	\$478,000	10 th April 2017
4 Fatham Drive, Wyndham Vale	\$483,000	16 th Feb 2017

Property data source: Corelogic.com.au. Generated on 22 May 2017.