

## 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

**Lot 1332 Weighbridge Avenue, Wyndham Vale, VIC 3024**

INDICATIVE SELLING PRICE

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

**Single Price \$265,000**

MEDIAN SALE PRICE

**Median price \$201,000 | House | Wyndham Vale (3024)**

**Period - From 1 April 2017 to 30 June 2017 | Source - Core Logic**

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
<b>LOT 1609 BALLAN RD, WYNDHAM VALE VIC 3024</b>	<b>\$249,000</b>	<b>03/07/2017</b>
<b>21 SMILE CRES, WYNDHAM VALE VIC 3024</b>	<b>\$280,000</b>	<b>13/07/2017</b>
<b>19 ENDEAVOUR WAY, WYNDHAM VALE VIC 3024</b>	<b>\$209,000</b>	<b>23/05/2017</b>