



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

36 Bregman Esplanade, Wyndham Vale, VIC 3024

INDICATIVE SELLING PRICE

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

Range Between \$545,000 & \$565,000

MEDIAN SALE PRICE

Median price \$519,000 | House | Manor Lakes (3024)

Period - From 1 July 2017 to 1 June 2018 | Source - corelogic

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
10 GEMBROOK STREET, MANOR LAKES VIC 3024	\$580,000	19/06/2018
11 EDENVALE STREET, MANOR LAKES VIC 3024	\$570,000	22/05/2018
20 GUNYONG CRESCENT, MANOR LAKES VIC 3024	\$580,000	07/07/2018