

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 13 Oxley Court, Wyndham Vale

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$500,000

*House

X

*Unit

Suburb

Wyndham Vale

Period - From

01/10/17

to

31/12/17

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
1	262 Ballan Road Wyndham Vale	\$450,000	12/12/2017
2	4 Frankland Court, Wyndham Vale	\$480,000	20/11/2017
3	12 Macquarie Drive Wyndham Vale	\$510,000	08/01/2018