

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 31A North Gateway, Wyndham Vale

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 \$420,000 \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$460,050 *House *Unit Suburb Wyndham Vale
 Period - From FEB 2018 to JULY 2018 Source CORELOGIC.COM.AU

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
6 Bromley Street, Wyndham Vale	\$421,000	17 MAR 2018
30 Creekview Way, Wyndham Vale	\$438,000	3 MAR 2018
3 Ashridge Court, Wyndham Vale	\$447,300	14 JUNE 2018

Property data source: Corelogic.com.au. Generated on 12th JULY 2018.