

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/333 McGrath St,  
WYNDHAM VALE 3024

### Indicative selling price

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

**Range \$350,000 - \$385,000**

### Median sale price

Median **Unit** for **WYNDHAM VALE** for period **Oct 2017 - Oct 2018**

Sourced from **PriceFinder**.

**\$300,000**

### 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 the most comparable to the property for sale.

**2/13 Cortland Street,**  
Wyndham Vale 3024

Price **\$372,000** Sold 29 June  
2018

**3/13 Cortland Street,**  
Wyndham Vale 3024

Price **\$365,100** Sold 09 July  
2018

**1/463 McGrath Road,**  
Wyndham Vale 3024

Price **\$420,000** Sold 26  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

Unit

2 beds

1 baths

1 parking

#### Biggin & Scott Wyndham City

108/22-30 Wallace Avenue,  
Point Cook VIC 3030

#### Contact agents



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