

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 BROUGHAM AVENUE, WYNDHAM

4 2 1

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$390,000

01 April 2016 to 31 March 2017

Provided by:

COMPARABLE PROPERTIES

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.



19 MOUNT EAGLE WAY, WYNDHAM VALE, VIC

4 2 2

Sale Price

Price Withheld

Sale Date: 21/04/2017

Distance from Property: 602m



363 MCGRATH RD, WYNDHAM VALE, VIC 3024

4 2 2

Sale Price

***\$425,000**

Sale Date: 13/04/2017

Distance from Property: 1.8km



11 WENTWORTH AVE, WYNDHAM VALE, VIC

4 2 1

Sale Price

\$420,000

Sale Date: 20/02/2017

Distance from Property: 1.7km



This report has been compiled on 26/06/2017 by James Ferris. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

29 BROUGHAM AVENUE, WYNDHAM VALE, VIC 3024

Indicative selling price

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

Price Range:

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

WYNDHAM VALE

Period

01 April 2016 to 31 March 2017

Source



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
19 MOUNT EAGLE WAY, WYNDHAM VALE, VIC 3024	Price Withheld	21/04/2017
363 MCGRATH RD, WYNDHAM VALE, VIC 3024	*\$425,000	13/04/2017
11 WENTWORTH AVE, WYNDHAM VALE, VIC 3024	\$420,000	20/02/2017