

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 BROUGHAM AVENUE, WYNDHAM





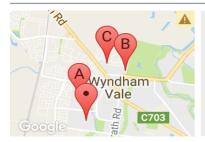


Indicative Selling Price

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: **pricefinder**

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







Sale Price

*\$425,000

Sale Date: 13/04/2017

Distance from Property: 1.8km





11 WENTWORTH AVE, WYNDHAM VALE, VIC







Sale Price

\$420,000

Sale Date: 20/02/2017

Distance from Property: 1.7km



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	pricefinder		

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

