

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

5 Frankland Court, Wyndham Vale Vic 3024

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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$385,000

House

☒

Unit

Suburb

Wyndham Vale Vic 3024

Period - From

1/01/2016

to

16/06/2017

Source

RP DATA CORELOGIC

Comparable property sales (Delete A or B below as applicable)

- 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
1. 18 Bellinger Crescent, Wyndham Vale Vic 3024	\$496,100	13/05/2017
2. 18 Chesterfield Drive, Wyndham Vale Vic 3024	\$515,000	19/05/2017
3. 7 Mermaid Crescent, Wyndham Vale Vic 3024	\$500,050	29/05/2017

OR

- B** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~