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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address Including suburb and postcode	42 Mount Eagle Way, Wyndham Vale
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**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price	\$	or range between	\$440,000	\$480,000
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**Median sale price**

(\*Delete house or unit as applicable)

Median price	\$475,000	*House	X	*Unit		Suburb	Wyndham Vale
Period - From	JULY 2018	to	JAN 2019	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
16 Provan Drive, Wyndham Vale	\$450,000	14 DEC 2018
2 Draytons Place, Wyndham Vale	\$455,000	31 OCT 2018
28 Ribblesdale Avenue, Wyndham Vale	\$482,000	5 OCT 2018

Property data source: Corelogic.com.au. Generated on 21st Jan 2019.