
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	28 Ribblesdale Ave, Wyndham Vale
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$	or range between	\$470,000	\$490,000
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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	APRIL 2018	to	AUGUST 2018	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
24 Black Forest Road, Wyndham Vale	\$485,000	25 APR 2018
9 Wilton Close, Wyndham Vale	\$488,888	7 AUG 2018
3 Gentzen Drive, Wyndham Vale	\$490,000	19 SEP 2018

Property data source: Corelogic.com.au. Generated on 24th September 2018.