

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 252 Ballan Road, Wyndham Vale 3024

Indicative selling price

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

Single price

\$380,000

Median sale price

Median price

\$457,300

Property type

House

Suburb

Wyndham Vale

Period - From

April 2019

to

June 2019

Source

APM - Pricerfinder

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
1 – 4 East Gateway, Wyndham Vale	\$410,000	17/06/2019
2 – 12 Marlo Square, Wyndham Vale	\$400,000	13/06/2019
3 – 179 Ballan Road, Wyndham Vale	\$425,500	05/04/2019

This Statement of Information was prepared on:

16/08/2019

Brian Mark

The local agents you can trust