
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	17 Stradbroke Way, 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	\$370,000	\$395,000
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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	FEB 2019	to	JULY 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
19 Sunrise Place, Wyndham Vale	\$398,000	02 APR 2019
15 Brimpton Grove, Wyndham Vale	\$415,500	14 MAY 2019
4 East Gateway, Wyndham Vale	\$410,000	17 JUN 2019

Property data source: Corelogic.com.au. Generated on 15th July 2019.