

## 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 10 Avonwood Avenue, Wyndham Vale

### 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 \$540,000 \$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$475,000 \*House ☒ \*Unit ☐ Suburb Wyndham Vale

Period - From MAY 2018 to OCT 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
6 Burswood Drive, Wyndham Vale	\$540,000	9 MAY 2018
16 Carmichael Drive, Wyndham Vale	\$555,500	11 SEPT 2018
81 Haines Drive, Wyndham Vale	\$564,000	30 JUN 2018

Property data source: Corelogic.com.au. Generated on 12th OCT 2018.