

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 26 Mermaid Crescent, Wyndham Vale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$399,000 \$429,000

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000 *House ☒ *Unit ☐ Suburb Wyndham Vale
Period - From MARCH 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
18 Wentworth Avenue, Wyndham Vale	\$400,222	2 MARCH 2018
28 Mermaid Crescent, Wyndham Vale	\$410,000	19 JULY 2018
83 Federal Drive, Wyndham Vale	\$370,000	27 FEB 2018

Property data source: Corelogic.com.au. Generated on 18 AUGUST 2018.