
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

18 Barrus Grove, 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 \$

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 or range between

\$520,000

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$476,250

 *House

X

 *Unit

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 Suburb

Wyndham Vale

Period - From

Aug 2018

 to

Jan 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
50 Haines Drive, Wyndham Vale	\$540,000	18th Dec 2018
115 Vaughan Chase, Wyndham Vale	\$525,000	29 th Aug 2018
266 Black Forrest Road, Wyndham Vale	\$525,500	28th Nov 2018

Property data source: Corelogic.com.au. Generated on 10th January 2019.