

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 19 Hydefield Drive, 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 \$560,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$394,000 *House ☒ *Unit ☐ Suburb Wyndham Vale

Period - From 25th Feb 2017 to 25th May 2017 Source REIV

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
27 Carmichael Drive, Wyndham Vale	\$590,000	7 th April 2017
2 Radiata Close, Wyndham Vale	\$555,000	24 th March 2017
20 Stretton Place, Wyndham Vale	\$600,000	3 rd March 2017

Property data source: Corelogic.com.au. Generated on 25 May 2017.