

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 17 Carmichael Drive, WYNDHAM VALE 3024

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$490,000 - \$520,000**

## Median sale price

Median **House** for **WYNDHAM VALE** for period **Jul 2018 - Jun 2019**

Sourced from **Corelogic**.

**\$475,000**

## Comparable property sales

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 the most comparable to the property for sale.

**7 Heriot Court,**  
Wyndham Vale 3024

Price **\$527,000** Sold 14  
March 2019

**26 Hydefield Drive,**  
Wyndham Vale 3024

Price **\$502,000** Sold 31  
March 2019

**32 Birch Court,**  
Wyndham Vale 3024

Price **\$548,000** Sold 25 June  
2019

This Statement of Information was prepared on 16th Sep 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

House

3 beds

2 baths

2 parking

### Ace Real Estate

Shop 4/4 Neville Avenue,  
Laverton VIC 3028

### Contact agents



**Sunny Sharma**

03-9931 1333  
0466 88 55 99

[sunny@acerealestate.com.au](mailto:sunny@acerealestate.com.au)



**Ravish Sharma**

8393 5500  
0415377470

[ravish@acerealestate.com.au](mailto:ravish@acerealestate.com.au)