

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

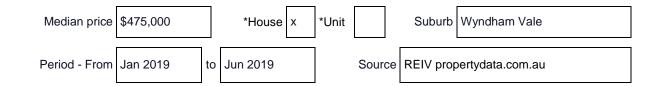
Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this pr	rice see consumer.vio	c.gov.au/underquotir	ng (*Delete single p	rice or range as	applicable)

Single price	\$ or range between	\$410,000	&	\$440,000	
Median sale price					



Comparable property sales (*Delete A or B below as applicable)

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
1 Westbourne Drive, Wyndham Vale	\$431,000	19/2/19
8 Endeavour Way, Wyndham Vale	\$443,000	13/3/19
4 Canny Lane, Wyndham Vale	\$430,000	30/4/19

Property data source: REIV propertydata.com.au. Generated on 11th June 2019.