

## 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 5 Derby Court, Wyndham Vale

### Indicative selling price

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

Single price \$ or range between \$445,000 \$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$475,000 \*House X \*Unit Suburb Wyndham Vale  
Period - From MAY 2018 to OCT 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
28 Broadway Boulevard, Wyndham Vale	\$475,000	28 MAY 2018
39 Ribblesdale Avenue, Wyndham Vale	\$490,000	17 AUG 2018
9 Provan Drive, Wyndham Vale	\$496,000	28 AUG 2018

Property data source: Corelogic.com.au. Generated on 12th OCT 2018.