

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 27 Amesbury Avenue Wyndham Vale VIC 3024

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 \$480,000 & \$520,000

Median sale price

Median price \$505,000 Property type House Suburb Wyndham Vale VIC 3024

Period - From 01 May 20 To 03 May 21 Source PropTrack

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
13 Candlebark Drive, Wyndham Vale	\$530,000	13 May 2021
10 Akoona Way, Wyndham Vale	\$490,000	21 May 2021
4 Jade Crescent, Wyndham Vale	\$550,000	27 Apr 2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25 June 2021