
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 11 Carmichael 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 \$480,000 \$520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000 *House ☒ *Unit ☐ Suburb Wyndham Vale
Period - From JUN 2018 to NOV 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
18 Karong Drive, Wyndham Vale	\$505,000	21st JUL 2018
29 Karong Drive, Wyndham Vale	\$480,000	1st AUG 2018
12 Stork bill Road, Wyndham Vale	\$490,000	4th OCT 2018

Property data source: Corelogic.com.au. Generated on 1st Nov 2018.