

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 21 Mermaid Crescent, 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 \$365,000 & \$390,000

Median sale price

(*Delete house or unit as applicable)

Median price \$415,000 *House ☒ *Unit ☐ Suburb Wyndham Vale

Period - From Aug 2017 to Oct 2017 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
1- 3a Federal Drive, Wyndham vale	\$365,000	25 th Aug 2017
1- 10 Pembroke Lane, Wyndham Vale	\$395,000	15 th Sep 2017
2- 3 Mayfair Street, Wyndham Vale	\$382,000	12 Oct 2017

Property data source: Corelogic.com.au. Generated on 31st October 2017