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

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address Including suburb and postcode	56 Brougham Avenue, Wyndham Vale
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**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	\$455,000	\$475,000
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**Median sale price**

(\*Delete house or unit as applicable)

Median price	\$456,200	*House	X	*Unit		Suburb	Wyndham Vale
Period - From	MAR 2018	to	AUG 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
5 Penole Way, Wyndham Vale	\$468,000	1 May 2018
42 Mount Eagle Way, Wyndham Vale	\$475,000	23 MAR 2018
5 Woorite Place, Wyndham Vale	\$470,000	25 JUN 2018

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