

## 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 7 Barmah Street, Wyndham Vale 3024

### 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 \$499,000 & \$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$545,000 \*House X \*Land Suburb Manor Lakes  
Period - From June 2017 to June 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
1. 19 Arrowhead Street, Manor Lakes	\$533,000	18 Jan 2018
2. 204 Manor Lakes Boulevard, Manor Lakes	\$529,000	26 Jan 2018
3. 55 Hawkstone Road, Manor Lakes	\$545,000	14 Mar 2018

Property data source: Corelogic.com.au. Generated on 9th July 2018