

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 OXFORD WAY, WYNDHAM VALE, VIC

3 1 -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$290,000 to \$319,000**

Provided by: Laurel Atkinson, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$472,500

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



22 CLITHEROE DR, WYNDHAM VALE, VIC 3024

3 1 2

Sale Price

***\$307,000**

Sale Date: 28/03/2018

Distance from Property: 448m



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	5 OXFORD WAY, WYNDHAM VALE, VIC 3024
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Indicative selling price

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Price Range:	\$290,000 to \$319,000
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Median sale price

Median price	\$472,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	WYNDHAM VALE
Period	01 October 2017 to 31 March 2018		Source				

Comparable property sales

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.

Address of comparable property	Price	Date of sale
22 CLITHEROE DR, WYNDHAM VALE, VIC 3024	*\$307,000	28/03/2018