

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 OXFORD WAY, WYNDHAM VALE, VIC 🛛 🖾 3 🖾 1 😓 -

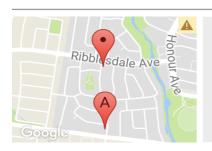
Indicative Selling Price

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



This report has been compiled on 24/04/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

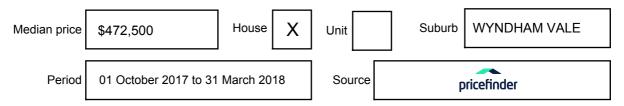
Indicative selling price

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Price Range:

\$290,000 to \$319,000

Median sale price



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