

## 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 16 Carmichael Drive, Wyndham Vale

### 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 \$540,000 \$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$472,250 \*House ☒ \*Unit ☐ Suburb Wyndham Vale  
Period - From APR 2018 to SEP 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 |
|------------------------------------|-----------|--------------|
| 6 Burswood Drive, Wyndham Vale     | \$540,000 | 9 MAY 2018   |
| 31 Avonwood Avenue, Wyndham Vale   | \$570,000 | 18 MAY 2018  |
| 96 Ribblesdale Drive, Wyndham Vale | \$575,000 | 5 MAY 2018   |

Property data source: Corelogic.com.au. Generated on 4th SEP 2018.