
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

26 Pelham Crescent, Wyndham Vale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$

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 or range between

\$350,000

 &

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$400,000

 *House

X

 *Unit

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 Suburb

Wyndham Vale

Period - From

July 2017

 to

Nov 2017

 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- 3 Maclarens Close, Manor Lakes	\$367,000	10 th Jul 2017
2- 12 Mayfair Street, Wyndham Vale	\$380,000	21 st Sep 2017
3- 7 Peppermint Crescent, Manor Lakes	\$362,500	8 th Aug 2017

Property data source: Corelogic.com.au. Generated on 9th November 2017