

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 31 Aldridge Road, Wyndham Vale 3024

Indicative selling price

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

Single price \$540,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000 *House X *Unit Suburb Wyndham Vale
Period - From August 2017 to October 2017 Source APM - Pricefinder

Comparable property sales (*Delete A or B below as applicable)

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 – 37 Aldridge Road, Wyndham Vale	\$580,000	28/10/2017
2 – 18 Vaughan Chase, Wyndham Vale	\$552,000	20/10/2017
3 – 19 Garvan Street, Wyndham Vale	\$540,000	16/08/2017

OR

B* 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.

Brian Mark

The local agents you can trust