

## Westwood

### Statement of Information

Single residential property  
located in the Melbourne  
metropolitan area.

**Sections 47AF of the Estate Agents Act 1980**



#### Property offered for sale

60 Evergreen Drive, WYNDHAM VALE, VIC, 3024

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$440,000

&

\$470,000

#### Median sale price

Median price

\$450,000

House

X

Suburb

WERRIBEE

Period - From

MAY 2017

to

APR 2018

Source

CoreLogic

#### Comparable property sales

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	19 CHARLOTTE CRESCENT, WYNDHAM VALE	\$465,321	26/03/2018
2	12 MUNRO DRIVE, WYNDHAM VALE	\$489,500	07/04/2018
3	7 MELVIEW DRIVE, WYNDHAM VALE	\$440,000	07/03/2018

Property data source: rpdata.com  
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