

## 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 24 Pelham Crescent, 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 \$370,000 & \$407,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$390,000 \*House ☒ \*Unit ☐ Suburb Wyndham Vale  
Period - From April 2017 to August 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- 16 Amber Place, Wyndham Vale	\$390,000	22/02/2017
2- 21 Pelham Crescent, Wyndham Vale	\$390,000	20/02/2017
3- 425 McGrath Road, Wyndham Vale	\$385,000	10/03/2017

Property data source: Corelogic.com.au. Generated on 4<sup>th</sup> August 2017