
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

12 Cloudburst Avenue, Wyndham Vale VIC 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 \$

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 or range between

\$540,000

 &

\$570,000

Median sale price

Median price

\$475,000

 *House

x

 *Unit

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 Suburb

Wyndham Vale

Period - From

Jan 2019

 to

Jun 2019

 Source

REIV propertydata.com.au

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
8 Grima Crescent, Wyndham Vale	\$560,000	3 rd May 2019
14 Grima Crescent, Wyndham Vale	\$550,000	9 th March 2019
37 Mayesbrook Road, Manor Lakes	\$566,000	6 th April 2019

Property data source: REIV propertydata.com.au. Generated on 26th June 2019.