

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 30 Mermaid 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 \$ or range between \$490,000 \$520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$406,200 *House X *Unit Suburb Wyndham Vale

Period - From MARCH 2017 to OCTOBER 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
52 Halladale Avenue, Wyndham Vale	\$497,000	12 JUNE 2017
23 Chapman Drive, Wyndham Vale	\$490,000	18 SEPT 2017
439 Mcgrath Road, Wyndham Vale	\$517,000	17 JULY 2017

Property data source: Corelogic.com.au. Generated on 27th November 2017.