



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**8 Joyous Street,  
WYNDHAM VALE 3024**

House

4 beds

2 baths

2 parking

### Indicative selling price

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

**Range \$460,000 - \$500,000**

### Median sale price

Median **House** for **WYNDHAM VALE** for period **Oct 2017 - Jan 2018**

Sourced from **Core logic RP Data**.

**\$420,000**

### 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 the most comparable to the property for sale.

**92 Bregman Esplanade,**  
Wyndham vale 3024

**Price \$455,000** Sold 23  
January 2018

**6 Hawkstone Road,**  
Manor Lakes 3024

**Price \$435,000** Sold 14  
October 2017

**30 Hindmarsg Drive,**  
Manor Lakes 3024

**Price \$445,000** Sold 08  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core logic RP Data.

### Stockdale & Leggo Laverton

7/4 Norwest Avenue,  
Laverton VIC 3028

### Contact agents



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**Stockdale  
& Leggo**