

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 EARLING CLOSE, WYNDHAM VALE, VIC  3  2  3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$445,000 to \$470,000**

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$420,000

01 April 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



363 MCGRATH RD, WYNDHAM VALE, VIC 3024  3  2  2

Sale Price

\$425,000

Sale Date: 06/04/2017

Distance from Property: 1.4km



17 RIDGE DR, WYNDHAM VALE, VIC 3024  3  2  2

Sale Price

\$462,500

Sale Date: 03/04/2017

Distance from Property: 758m



33 CHARLOTTE CRES, WYNDHAM VALE, VIC  3  1  2

Sale Price

\$440,000

Sale Date: 31/03/2017

Distance from Property: 1.8km



This report has been compiled on 07/08/2017 by James Ferris. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

6 EARLING CLOSE, WYNDHAM VALE, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$445,000 to \$470,000

Median sale price

Median price

\$420,000

House

X

Unit


Suburb

WYNDHAM VALE

Period

01 April 2017 to 30 June 2017

Source



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
363 MCGRATH RD, WYNDHAM VALE, VIC 3024	\$425,000	06/04/2017
17 RIDGE DR, WYNDHAM VALE, VIC 3024	\$462,500	03/04/2017
33 CHARLOTTE CRES, WYNDHAM VALE, VIC 3024	\$440,000	31/03/2017