

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 Cascade Drive, Wyndham Vale 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 \$349,999

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$455,000

*House

X

*Unit

Suburb Wyndham Vale

Period - From May 2017

to July 2017

Source APM - Pricefinder

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
1 – 9 Clitheroe Drive, Wyndham Vale	\$400,000	10/08/2017
2 – 93 Greens Road, Wyndham Vale	\$380,000	08/08/2017
3 – 34 Lansell Road, Wyndham Vale	\$376,200	09/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Brian Mark

The local agents you can trust