

## 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 34 Melview Drive, Wyndham Vale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$390,000 \$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$475,250 \*House ☒ \*Unit ☐ Suburb Wyndham Vale  
Period - From DEC 2018 to MAY 2019 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
8 Topaz Avenue, Wyndham Vale	\$432,000	9th Dec 2018
5 Lantana Crescent, Wyndham Vale	\$425,000	5 <sup>th</sup> Dec 2018
3 Cyprus Court, Wyndham Vale	\$420,000	22nd Jan 2019

Property data source: Corelogic.com.au. Generated on 16th May 2019.