
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 3 Pembroke Lane, 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 \$400,000 \$440,000

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000 *House X *Unit Suburb Wyndham Vale
Period - From NOV 2018 to APR 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
30 Creekview Place, Wyndham Vale	\$435,000	22 Mar 2019
19 Brighton Ave, Wyndham Vale	\$420,000	30 Jan 2019
12 Mayfair St, Wyndham Vale	\$435,000	17 Jan 2019

Property data source: Corelogic.com.au. Generated on 2nd April 2019