

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 23 Mount Eagle Way, Wyndham Vale VIC 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 \$ or range between \$390,000 \$420,000

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000 *House ☒ *Unit ☐ Suburb Wyndham Vale

Period - From Sep 2018 to Feb 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
42 Mount Eagle Way, Wyndham Vale	\$450,000	25th Jan 2019
14 Cascade Drive, Wyndham Vale	\$441,200	14 th Nov 2018
11 Brimpton Grove, Wyndham Vale	\$440,000	13 th Jan 2019

Property data source: Corelogic.com.au. Generated on 10th May 2019.