

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 BURSILL COURT, WYNDHAM VALE, VIC  3  2  2

Indicative Selling Price

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

Price Range: **480,000 to 510,000**

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$425,000

01 April 2017 to 30 September 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.



17 DAWSON CRES, MANOR LAKES, VIC 3024  3  2  2

Sale Price

***\$506,000**

Sale Date: 05/09/2017

Distance from Property: 1.6km



18 CHESTERFIELD DR, WYNDHAM VALE, VIC  3  -  -

Sale Price

\$515,000

Sale Date: 05/05/2017

Distance from Property: 1km



95 VAUGHAN CH, WYNDHAM VALE, VIC 3024  3  1  1

Sale Price

\$510,000

Sale Date: 06/04/2017

Distance from Property: 566m



This report has been compiled on 02/10/2017 by James Ferris. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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21 LABURNUM AVE, WYNDHAM VALE, VIC

4 2 2

Sale Price

***\$520,000**

Sale Date: 25/09/2017

Distance from Property: 972m



22 CREEKVIEW WAY, WYNDHAM VALE, VIC

4 2 2

Sale Price

***\$480,000**

Sale Date: 19/09/2017

Distance from Property: 970m



16 BARRUS GR, WYNDHAM VALE, VIC 3024

4 2 2

Sale Price

***\$515,000**

Sale Date: 09/09/2017

Distance from Property: 574m



10 WALBROOK DR, WYNDHAM VALE, VIC

4 2 2

Sale Price

***\$480,000**

Sale Date: 22/08/2017

Distance from Property: 589m



6 MELLIODORA CRT, MANOR LAKES, VIC 3024

4 2 1

Sale Price

***\$500,000**

Sale Date: 04/08/2017

Distance from Property: 1.5km





17 BURSILL CRT, WYNDHAM VALE, VIC 3024

 4  2  2

Sale Price

\$505,000

Sale Date: 20/05/2017

Distance from Property: 106m



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

10 BURSILL COURT, WYNDHAM VALE, VIC 3024

Indicative selling price

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

Price Range:

480,000 to 510,000

Median sale price

Median price

\$425,000

House

X

Unit


Suburb

WYNDHAM VALE

Period

01 April 2017 to 30 September 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
17 DAWSON CRES, MANOR LAKES, VIC 3024	*\$506,000	05/09/2017
18 CHESTERFIELD DR, WYNDHAM VALE, VIC 3024	\$515,000	05/05/2017
95 VAUGHAN CH, WYNDHAM VALE, VIC 3024	\$510,000	06/04/2017
21 LABURNUM AVE, WYNDHAM VALE, VIC 3024	*\$520,000	25/09/2017

22 CREEKVIEW WAY, WYNDHAM VALE, VIC 3024	*\$480,000	19/09/2017
16 BARRUS GR, WYNDHAM VALE, VIC 3024	*\$515,000	09/09/2017
10 WALBROOK DR, WYNDHAM VALE, VIC 3024	*\$480,000	22/08/2017
6 MELLIODORA CRT, MANOR LAKES, VIC 3024	*\$500,000	04/08/2017
17 BURSILL CRT, WYNDHAM VALE, VIC 3024	\$505,000	20/05/2017