

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



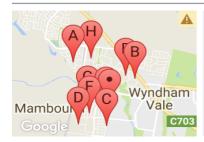
# 10 BURSILL COURT, WYNDHAM VALE, VIC 3 🕒 2 🚓 2

#### **Indicative Selling Price**

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

480,000 to 510,000 Price Range:

## MEDIAN SALE PRICE



## WYNDHAM VALE, VIC, 3024

**Suburb Median Sale Price (House)** 

\$425,000

01 April 2017 to 30 September 2017

Provided by: **pricefinder** 

## **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







Sale Price

\*\$506,000

Sale Date: 05/09/2017

Distance from Property: 1.6km





18 CHESTERFIELD DR, WYNDHAM VALE, VIC







Sale Price

\$515,000

Sale Date: 05/05/2017

Distance from Property: 1km





95 VAUGHAN CH, WYNDHAM VALE, VIC 3024 🕮 3







**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





## 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







Sale Price

\*\$480,000

Sale Date: 19/09/2017







16 BARRUS GR, WYNDHAM VALE, VIC 3024









Sale Price

\*\$515,000

Sale Date: 09/09/2017

Distance from Property: 574m





10 WALBROOK DR, WYNDHAM VALE, VIC









Sale Price

\*\$480.000

Sale Date: 22/08/2017

Distance from Property: 589m





6 MELLIODORA CRT, MANOR LAKES, VIC 3024 🚐 4 🕒 2







**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
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#### 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	Χ	Unit	Suburb	WYNDHAM VALE
Period	01 April 2017 to 30 September 2017		Source	p	ricefinder	

## 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

