

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 1 / 1 Millewa Way, 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 \$320,000 & \$350,000

Median sale price

(*Delete house or unit as applicable)

Median price \$302,500 *House ☐ *Unit ☒ Suburb Wyndham Vale
Period - From 6th Nov 2016 to 6th May 2017 Source Your Investment Property

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
2 / 65 Honour Avenue, Wyndham Vale	\$350,000	15 th March 2017
1 / 16 Mermaid Crescent, Wyndham Vale	\$335,000	13 th January 2017
2 / 27 Woorite Place, Wyndham Vale	\$320,000	1 st December 2016

Property data source: Corelogic.com.au. Generated on 06 May 2017.