
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 25 Pelham Crescent, 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 \$520,000 or range between

Median sale price

(*Delete house or unit as applicable)

Median price \$460,050 *House ☒ *Unit ☐ Suburb Wyndham Vale
Period - From FEB 2018 to JULY 2018 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
325 McGrath Road, Wyndham Vale	\$505,000	19 MAY 2018
19 Birch Court, Wyndham Vale	\$518,000	1 MAR 2018
6 Burswood Drive, Wyndham Vale	\$540,000	14 MAR 2018

Property data source: Corelogic.com.au. Generated on 30th JULY 2018.