

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 4 Brumby Street, 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 \$575,000 & \$625,000

Median sale price

(*Delete house or unit as applicable)

Median price \$490,000 *House ☒ *Unit ☐ Suburb Wyndham Vale

Period - From 4 June 2017 to 4 September 2017 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
1. 6 Tillbrook Drive, Wyndham Vale	\$ 585,000	25 th May 2017
2. 23 Leichardt Drive, Wyndham Vale	\$ 620,000	11 th August 2017
3. 19 Hydefield Drive, Wyndham Vale	\$ 597,000	31 st May 2017

Property data source: Corelogic.com.au. Generated on 4 September 2017.