

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 2/8 Rous 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 \$310,000 & \$340,000

Median sale price

(*Delete house or unit as applicable)

Median price \$320,000 *House *Unit X Suburb WYNDHAM VALE

Period - From AUG 16 to AUG 17 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- 2/288 Greaves Street North, Werribee	\$320,000	17 JUL 17
2- 3/20 Lady Penrhyn Drive, Wyndham Vale	\$327,500	15 JUL 17
3- 1/45 East Gateway, Wyndham Vale	\$315,000	5 MAY 17

Property data source: Corelogic.com.au. Generated on 21 August 2017.