

---

**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 61 Aldridge Road, Wyndham Vale

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$575,000 \$610,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$472,250 \*House ☒ \*Unit ☐ Suburb Wyndham Vale  
Period - From APR 2018 to SEPT 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
96 Ribblesdale Drive, Wyndham Vale	\$575,000	5 MAY 2018
75 Aldridge Road, Wyndham Vale	\$575,000	8 SEPT 2018
44 Haines Drive, Wyndham Vale	\$647,500	23 APR 2018

Property data source: Corelogic.com.au. Generated on 10<sup>th</sup> Sept 2018.