

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

47 Vaughan Chase, Wyndham Vale Vic 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 & \$460,000

Median sale price

Median price \$433,600 Property Type House Suburb Wyndham Vale

Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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	9 Intervale Dr WYNDHAM VALE 3024	\$455,000	26/07/2019
2	6 Bloomsbury PI WYNDHAM VALE 3024	\$440,000	24/06/2019
3	179 Ballan Rd WYNDHAM VALE 3024	\$425,500	16/04/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/09/2019 13:29

47 Vaughan Chase, Wyndham Vale Vic 3024

Merryn Schmidt
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3 1 2-3

Property Type: House (Previously Occupied - Detached)
Land Size: 425 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median House Price
June quarter 2019: \$433,600

Comparable Properties



9 Intervale Dr WYNDHAM VALE 3024 (REI/VG) **Agent Comments**

3 1 2

Price: \$455,000
Method: Private Sale
Date: 26/07/2019
Rooms: 4
Property Type: House
Land Size: 615 sqm approx



6 Bloomsbury PI WYNDHAM VALE 3024 (REI) **Agent Comments**

3 1 2

Price: \$440,000
Method: Private Sale
Date: 24/06/2019
Rooms: 4
Property Type: House
Land Size: 400 sqm approx



179 Ballan Rd WYNDHAM VALE 3024 (REI/VG) **Agent Comments**

3 1 2

Price: \$425,500
Method: Private Sale
Date: 16/04/2019
Property Type: House
Land Size: 544 sqm approx

Account - Metro Property Management | P: 03 9831 3000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.