

-GR8 **EST8** **A G E N T S**

STATEMENT OF INFORMATION

25 TOWNSEND STREET, WYNDHAM VALE, VIC 3024

PREPARED BY BEN AMETI, GR8 EST8 AGENTS, PHONE: 0434551577

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 TOWNSEND STREET, WYNDHAM VALE, 4 2 2

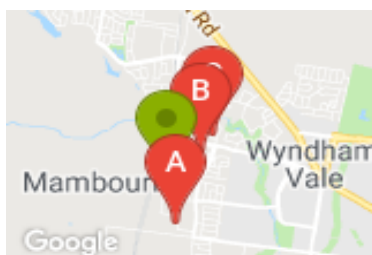
Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



WYNDHAM VALE, VIC, 3024

Suburb Median Sale Price (House)

\$475,500

01 October 2017 to 30 September 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



43 MANUKA GR, WYNDHAM VALE, VIC 3024 4 2 2

Sale Price

\$500,000

Sale Date: 08/10/2018

Distance from Property: 665m



16 CARMICHAEL DR, WYNDHAM VALE, VIC 3 2 2

Sale Price

\$555,500

Sale Date: 11/09/2018

Distance from Property: 575m



12 STORKBILL RD, WYNDHAM VALE, VIC 3024 3 2 2

Sale Price

\$490,000

Sale Date: 01/10/2018

Distance from Property: 852m



This report has been compiled on 10/12/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

25 TOWNSEND STREET, WYNDHAM VALE, VIC 3024

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$475,500

House

☒

Unit

☐

Suburb

WYNDHAM VALE

Period

01 October 2017 to 30 September 2018

Source

pricfinder

Comparable property sales

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
43 MANUKA GR, WYNDHAM VALE, VIC 3024	\$500,000	08/10/2018
16 CARMICHAEL DR, WYNDHAM VALE, VIC 3024	\$555,500	11/09/2018
12 STORKBILL RD, WYNDHAM VALE, VIC 3024	\$490,000	01/10/2018