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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address Including suburb and postcode	6 Brimpton Grove, Wyndham Vale
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**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	\$500,000	&	\$550,000
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**Median sale price**

(\*Delete house or unit as applicable)

Median price	\$485,000	*House		*Unit	X	Suburb	WYNDHAM VALE
Period - From	18 <sup>th</sup> April 2018	to	18 <sup>th</sup> July 2018	Source	CORE LOGIC		

**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
17 Wilton Close, Wyndham Vale	\$515,000	2 <sup>nd</sup> June 2018
21 Cascade Drive, Wyndham Vale	\$520,000	9 <sup>th</sup> July 2018
35 Flinders Crescent, Wyndham Vale	\$550,000	17 <sup>th</sup> May 2018

Property data source: Corelogic.com.au. Generated on 16<sup>th</sup> July 2018.