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 postcode

Including suburb and 20A Rous Street, Wyndham Vale Vic 3024

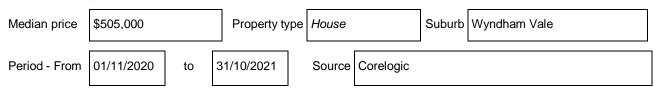
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Indicative selling price

\$450,000

\$470,000

Median sale price



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 5 Clover Ln WYNDHAM VALE 3024	\$470,000	28/10/2021
2 2/9 Eliza Gr WYNDHAM VALE 3024	\$461,000	01/09/2021
3 3B Federal Dr WYNDHAM VALE 3024	\$450,000	13/09/2021

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:

11/11/2021 10:54

