

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 12 Alkira Close, Wyndham Vale

Indicative selling price

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

Single price \$ or range between \$385,000 & \$423,500

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000 *House ☒ *Unit ☐ Suburb Wyndham Vale
Period - From March 2017 to July 2017 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
2 Charinga Drive Wyndham Vale	\$409,107	09/06/2017
8 Grace Close Wyndham Vale	\$385,000	18/03/2017
4 Avenel Court Wyndham Vale	\$425,000	14/07/2017

Property data source: Corelogic.com.au. Generated on 2nd August 2017