

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 4 Zircon Street, 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 \$460,000 \$480,000

Median sale price

(*Delete house or unit as applicable)

Median price \$456,200 *House ☒ *Unit ☐ Suburb Wyndham Vale

Period - From MAR 2018 to AUG 2018 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
19 Nordic Crescent, Wyndham Vale	\$460,000	7 APR 2018
11 Oxley Court, Wyndham Vale	\$467,000	10 JUL 2018
5 Woorite Place, Wyndham Vale	\$470,000	25 JUN 2018

Property data source: Corelogic.com.au. Generated on 2nd AUG 2018.