

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 10 Harcourt Square, 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 \$395,000 \$430,000

Median sale price

(*Delete house or unit as applicable)

Median price \$480,000 *House ☒ *Unit ☐ Suburb Wyndham Vale
Period - From MAY 2018 to NOV 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
339 McGrath Road, Wyndham Vale	\$400,000	2 OCT 2018
3 Cashmere Court, Wyndham Vale	\$425,000	28 MAY 2018
191 Ballan Road, Wyndham Vale	\$445,000	8 OCT 2018

Property data source: Corelogic.com.au. Generated on 27th NOV 2018.