

## 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 30 Creekview Way, Wyndham Vale

### 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 \$440,000 \$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$475,000 \*House X \*Unit Suburb Wyndham Vale  
Period - From Aug 2018 to Feb 2019 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
182 Greens Road, Wyndham Vale	\$440,000	10th Nov 2018
7 Carrington Close, Wyndham Vale	\$450,000	1 <sup>th</sup> Sep 2018
3 Clover Lane, Wyndham Vale	\$460,000	30th Aug 2018

Property data source: Corelogic.com.au. Generated on 18th February 2019.