



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**21 Edenvale Drive,
WYNDHAM VALE 3024**

House

4 beds

2 baths

2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$465,000 - \$485,000

Median sale price

Median **House** for **WYNDHAM VALE** for period **Apr 2017 - Oct 2017**

Sourced from **Pricefinder**.

\$461,000

Comparable property sales

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 the most comparable to the property for sale.

13 Cogley Street,
Manor Lakes 3024

Price **\$525,000** Sold 22 September 2017

10 Ixora Crescent,
Manor Lakes 3024

Price **\$500,000** Sold 13 September 2017

14 Heathcote Road,
Manor Lakes 3024

Price **\$502,000** Sold 15 August 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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