

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 39 Ribblesdale Avenue 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 \$440,000 & \$480,000

Median sale price

(*Delete house or unit as applicable)

Median price \$487,000 *House x *Unit Suburb Wyndham Vale
Period - From April 2018 to June 2018 Source REIV propertydata.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
1) 103 Feathertop Drive, Wyndham Vale	\$440,000	24/07/2018
2) 28 Broadway Boulevard, Wyndham Vale	\$475,000	28/05/2018
3) 5 Elmslie Street, Wyndham Vale	\$470,000	19/05/2018

Property data source: Corelogic.com.au. Generated on the 3rd August 2018.