

## 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 45 Manuka Grove, 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 \$490,000 & \$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$406,200 \*House ☒ \*Unit ☐ Suburb Wyndham Vale  
Period - From July 2017 to Nov 2017 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
1- 21 Laburnum Avenue, Wyndham Vale	\$520,000	25 <sup>th</sup> Sep 2017
2- 16 Barrus Grove, Wyndham Vale	\$515,000	19 <sup>th</sup> June 2017
3- 19 Garvan Street, Wyndham Vale	\$540,000	16 <sup>th</sup> Aug 2017

Property data source: Corelogic.com.au. Generated on 27<sup>th</sup> November 2017