

## 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 35 Amesbury Avenue, Wyndham Vale 3024

### 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 \$495,000 & \$540,000

### Median sale price

Median price \$545,000 \*House ☒ \*Unit ☐ Suburb Wyndham Vale  
Period - From Nov 17 to Nov 18 Source REIV propertydata.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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. 71 Vaughan Chase, Wyndham Vale 3024	\$532,000	14 Jul 18
2. 23 Garvan Street, Wyndham Vale 3024	\$546,000	26 May 18
3. 115 Vaughn Chase, Wyndham Vale 3024	\$525,000	29 Aug 18

Property data source: REIV propertydata.com.au. Generated on 22nd November 2018.