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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

82 Anniversary Avenue Wyndham Vale VIC 3024



## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$320,000












## Median Sale Price

\$275,000 Lands in Wyndham vale between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<p><b>14 Stanmore Crescent Wyndham Vale VIC 3024</b></p>	<p>Sold Price</p>	<p><b>\$340,000</b></p>	<p>Sold Date</p>	<p><b>21-Aug-18</b></p>
	<p> 4  2  2</p>			<p>Distance</p>	<p><b>0.39km</b></p>
	<p><b>12 Pallina Way Wyndham Vale VIC 3024</b></p>	<p>Sold Price</p>	<p><b>\$318,500</b></p>	<p>Sold Date</p>	<p><b>14-Aug-18</b></p>
	<p> -  -  -</p>			<p>Distance</p>	<p><b>0.41km</b></p>
	<p><b>54 Hammersmith Road Wyndham Vale VIC 3024</b></p>	<p>Sold Price</p>	<p><b>\$307,000</b></p>	<p>Sold Date</p>	<p><b>09-Oct-18</b></p>
	<p> -  -  -</p>			<p>Distance</p>	<p><b>0.48km</b></p>

RS = Recent sale

UN = Undisclosed Sale

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