



Single residential property located  
in the Melbourne Metropolitan area.

**Sections 47AF of the  
Estate Agents Act 1980**

**Property offered for sale**

**32 BIRCH COURT, 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  &

**Median sale price**

Median price  House  Suburb   
Period - From  to  Source

**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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	43 FLINDERS CRESCENT, WYNDHAM VALE	\$570,000	09/10/2018
2	33 PELHAM CRESCENT, WYNDHAM VALE	\$580,000	07/01/2019
3	7 ASHRIDGE COURT, WYNDHAM VALE	\$633,000	14/10/2018