

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 138 Greens Road, Wyndham Vale 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$469,999* or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$485,000 *House ☒ *Unit ☐ Suburb Wyndham Vale
Period - From February 2018 to April 2018 Source APM - Pricefinder

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 – 8 Parvum Way, Wyndham Vale	\$490,000	14/05/2018
2 – 3 Karong Drive, Wyndham Vale	\$515,000	24/03/2018
3 – 22 Gungurra Drive, Wyndham Vale	\$472,500	04/01/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Brian Mark
The local agents you can trust