



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

28 Greens Road, Wyndham Vale, VIC 3024

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$440,000 & \$460,000

MEDIAN SALE PRICE

Median price \$480,000 | House | Wyndham Vale (3024)

Period - From 20 May 2017 to 20 November 2017 | Source - realestate.com.au

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
9 GREENS RD, WYNDHAM VALE VIC 3024	\$445,000	19/08/2017
43 GREENS RD, WYNDHAM VALE VIC 3024	\$493,100	23/10/2017
2 GREENS RD, WYNDHAM VALE VIC 3024	\$480,000	18/07/2017