

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 19 Mount Eagle Way, 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)

Price Range \$470,000 & \$495,000

### Median sale price

Median price \$490,500 Property Type House Suburb Wyndham Vale (3024)  
Period - From 01/04/2020 to 31/03/2021 Source Corelogic

### Comparable property sales

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
18 MOUNT EAGLE WAY, WYNDHAM VALE VIC 3024	\$511,849	24/10/2020
13 MELVIEW DRIVE, WYNDHAM VALE VIC 3024	\$492,000	10/12/2020
1 GREENHILL CRESCENT, WYNDHAM VALE VIC 3024	\$480,000	04/03/2021

This Statement of Information was prepared on: 12/04/2021