

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

7 Congregation circuit Wyndham vale VIC 3027

Indicative selling price

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

Single price

\$*

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$470,000

*House

X

*Unit

t

Suburb

Wyndham vale

Period - From

Feb 2018

to

july 2019

Source

CoreLogic

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. 30 Rondo Drive, Wyndham Vale, Vic 3024	\$784,000	15/07/2019
2. 29 Lenigas Crescent, Wyndham Vale, Vic 3024	\$628,000	07/02/2019
3. 19 Memory Crescent, Wyndham Vale, Vic 3024	\$750,000	20/05/2019