



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**5 Cortland Street,  
WYNDHAM VALE 3024**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$390,000 - \$420,000**

### Median sale price

Median **House** for **WYNDHAM VALE** for period **Sep 2018 - Aug 2019**

Sourced from **CoreLogic**.

**\$470,000**

### Comparable property sales

**15 Pelham Crescent,**  
Wyndham Vale 3024

**Price \$410,000** Sold 18  
March 2019

**3 Pembroke Lane,**  
Wyndham Vale 3024

**Price \$400,000** Sold 30 May  
2019

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

This Statement of Information was prepared on 27th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

House

3 beds

2 baths

2 parking

### Stockdale & Leggo Werribee

15b, 167-179 Shaws Road,  
Werribee VIC 3030

### Contact agents



**Azmi Mohammed**  
Stockdale & Leggo

03 9974 0033  
0425 799 347

[azmi.mohammed@stockdaleleggo.com.au](mailto:azmi.mohammed@stockdaleleggo.com.au)



**Jerry Kizer**  
Stockdale & Leggo

03 9974 0033  
046 7888 918

[jerry.kizer@stockdaleleggo.com.au](mailto:jerry.kizer@stockdaleleggo.com.au)

**Stockdale  
& Leggo**