

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

4 Milton Drive Wyndham Vale VIC 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

\$419,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2019

to

29 Feb 2020

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 6 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

22 Brougham Avenue Wyndham Vale VIC 3024	\$430,000	31-Oct-19
34 Melview Drive Wyndham Vale VIC 3024	\$390,000	28-Aug-19
18 Olive Way Wyndham Vale VIC 3024	\$420,000	09-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 24 March 2020

	<p>22 Brougham Avenue Wyndham Vale VIC 3024</p> <p>  3  1  1 </p>	<p>Sold Price</p>	<p>\$430,000</p>	<p>Sold Date</p>	<p>31-Oct-19</p>
				<p>Distance</p>	<p>0.24km</p>
	<p>34 Melview Drive Wyndham Vale VIC 3024</p> <p>  3  1  2 </p>	<p>Sold Price</p>	<p>\$390,000</p>	<p>Sold Date</p>	<p>28-Aug-19</p>
				<p>Distance</p>	<p>0.25km</p>
	<p>18 Olive Way Wyndham Vale VIC 3024</p> <p>  3  -  - </p>	<p>Sold Price</p>	<p>\$420,000</p>	<p>Sold Date</p>	<p>09-Oct-19</p>
				<p>Distance</p>	<p>0.5km</p>

RS = Recent sale UN = Undisclosed Sale

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