



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

42 Haines Drive, Wyndham Vale, VIC 3024

INDICATIVE SELLING PRICE

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

Range Between \$570,000 & \$590,000

MEDIAN SALE PRICE

Median price \$485,000 | House | Wyndham Vale (3024)

Period - From 1 July 2018 to 30 September 2018 | Source - REIV

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
53 MANUKA GROVE, WYNDHAM VALE VIC 3024	\$585,000	15/08/2018
75 ALDRIDGE ROAD, WYNDHAM VALE VIC 3024	\$575,000	08/09/2018
43 FLINDERS CRESCENT, WYNDHAM VALE VIC 3024	\$570,000	24/10/2018